BILL GARRETT, Davidson County
Trans:T20160080164 DEEDWARRSP
Recvd: 09/13/16 12:38 4 pgs
Fees:23.00 Taxes:1665.00
20160913-0096199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 450,000.00.

Teresa E. Adams
Affiant

Subscribed and sworn to before me, this the 12 day of September, 2016.

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 2/9/18

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Kevin Edward Adams and Teresa Elizabeth Adams 5918 Robertson Avenue Nashville, Tennessee 37209	Same	Map 91-9 Parcel 44

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT E. LEE, JR., and wife, SALLY U. LEE** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **KEVIN EDWARD ADAMS, and wife, TERESA ELIZABETH ADAMS** ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 5918 Robertson Avenue, Nashville, Davidson County, TN 37209

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS GRANTOR'S hand this 6th day of September, 2016.

Robert E. Lee, Jr.

Sally U. Lee

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, Brandon Carpenter, a Notary Public in and for said County and State, Robert E. Lee, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of September, 2016.

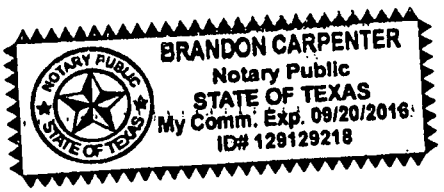
BRANDON CARPENTER
Notary Public
STATE OF TEXAS
My Comm. Exp. 09/20/2016
ID# 129129218

Notary Public
My Commission Expires: 09/20/2016

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, Brandon Carpenter, a Notary Public in and for said County and State, Sally U. Lee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of September, 2016.



Notary Public
My Commission Expires: 09/20/2016

PROPERTY DESCRIPTION

5918 Robertson Avenue, Nashville, Tennessee 37209

LAND in Davidson County, Tennessee, BEING the east 100 feet of the west 395.1 feet front of Lot No. 38 on the Map of B. F. Cockrill Farm, as of record in Book 161, Page 135, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 100 feet of the northerly margin of Robertson Avenue and runs back between parallel lines 300 feet to a line in the rear on which is measures 100 feet thereon.

Being the same property conveyed to Robert E. Lee, Jr. and wife, Sally U. Lee in Book 8044, Page 541, Register's Office for Davidson County, Tennessee.

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4346, Page 479, Register's Office for Davidson County, Tennessee.

3. Such matters as might be disclosed by an accurate and complete land survey.