Davidson County	DEEDWARR
Recvd: 01/05/17 09:36	4 pgs
Fees:23.00 Taxes:1387.50	
20170105-0001139	

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Sumner The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this ~~30th~~ 4th day of ~~December, 2016.~~ January 2017 Notary Public My commission expires OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katherine Turner	NEW OWNER	132-10-0-014.00
866 Battery Lane		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jack W. McCullough,, Jr., a Married Man, Joan M. Rose an Unmarried Woman, Jodi Lynn Felts a Married Woman, and Janet Lee Adkins as Trustee of the Emma Adkins Trust and Jack Edward Adkins Trust** (hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Katherine Turner a single woman** (hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Oakhill Subdivision No. 1 of record in Plat Book 547, Page 49, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Geo. W. Watkins, Surveyor, May 17, 1951, and revised May 22, 1952, as follows:

Beginning at an iron pin on the Northerly margin of Battery Lane at the Southwest corner of part of Lot 18 conveyed to W. R. Smith and wife, Mary Gladys Smith, as of record in Book 2093, page 11, Register's Office for said county; thence along Smith's West line North 2 degrees 4' East 472 feet; thence North 70 degrees 30' West 131 feet to an iron pin in the East line of Estes' lot; thence with Estes' East line South 2 degrees 45' West 475 feet to an iron pin in the North margin of Battery Lane, Estes' Southeast corner; thence along the margin of said Lane, Easterly 133 feet to the beginning.

James Franklin McCullough having since died testate and leaving his portion of ownership in said will to Jodi Lynn Felts Individually and Janet Lee Adkins as Trustee of the Emma Adkins Trust and Jack Edward Adkins Trust.

Being the same property conveyed to Jack W. McCullough, Jr., James Franklin McCullough and Joan M. Rose, as tenants in common by Executrix' s Quitclaim deed from Joan M. Rose, as Executrix of the Estate of Jean McCullough (a/k/a Jean N. McCullough), deceased of record in Instrument No. 20130423-0040223 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 23, 2013.

James Franklin McCullough having since died November 6, 2015, his will Probated at Docket No. 16P662 in the Circuit Court of Davidson County, Tennessee, Probate Division.
This is improved property known as **866 Battery Lane, Nashville, TN 37220.**

This property was an inheritance and investment property and was never a marital residence for any of the grantors.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of December, 2016.

Jack W. McCullough,, Jr.

Joan M. Rose by Jack W. McCullough,, Jr.
Her Attorney-In-Fact

Jodi Lynn Felts by Jack W. McCullough,, Jr.
Her Attorney-In-Fact

Emma Adkins Trust
By:
Janet Lee Adkins as Trustee of Emma Adkins

SP 11/2015

Jack Edward Adkins Trust
By: _____
Janet LeeAdkins as Trustee of Jack Edward Adkins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jack W. McCullough, Jr. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of December, 2016.

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

_____
Notary Public
My Commission Expires: 11/19/2016

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jack W. McCullough, Jr. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is attorney in fact for Joan M. Rose and Jodi Lynn Felts and as such Attorney in fact is authorized to execute this document on their behalf who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of December, 2016.

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

_____
Notary Public
My Commission Expires: 11/19/2016

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Janet Lee Adkins. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Emma Adkins Trust and Trustee of the Jack Edward Adkins Trust and as such Trustee is authorized to execute this document on their behalf who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of December, 2016.

Agnes Irene Walsh
Notary Public
My Commission Expires: March 31, 2018

Agnes Irene Walsh
Notary Public, ID No. 508712
State at Large, Kentucky
My Commission Expires on March 31, 2018

SolomonParks File No. 160444

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

