BILL GARRETT, Davidson County
Trans:T20170004606 DEEDWARR
Recvd: 01/18/17 09:34 2 pgs
Fees:13.00 Taxes:425.50
20170118-0005181

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Christopher Ing
1706 Sweetbriar Ave.
Nashville, TN 37212

SEND TAX BILL TO:
Farmington Mortgage, a
Division of Capstar Bank
2002 Richard Jones Road, Ste. 300A
Nashville, TN 37215

MAP/PARCEL 092-05-0-321.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Troy Lockamy, married and David W. Adcock II, married,** has this day bargained and sold, and does hereby transfer and convey unto **Christopher Ing, a married man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being part of Lot No. 2 on the plan of A.W. Willis Subdivision part of Barrow' s Land, of record in Book 161, Page 107, in the Register' s Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lot 2 fronts 40 feet on the South side of Clifton Pike and runs back between parallel lines 125 feet to an alley in the rear; beginning at a point on the South side of Clifton Pike 128.4 feet East of the Intersection of Clifton Pike and 32nd Avenue North, formerly Pilcher Ave., thence along Clifton Pike 40 feet in a Westerly direction thence at right angles 125 feet South to an alley, thence East along said alley 40 feet, thence North 125 feet to the beginning.

Being the same property conveyed to Troy Lockamy, married and David W. Adcock II, married by Quitclaim deed from Troy Lockamy and wife, Elizabeth Lockamy of record in Instrument No. 20080501-0044504 Register's Office for Davidson County, Tennessee, dated May 01, 2008 and recorded on May 01, 2008.

This is improved property known as: **2911 Clifton Avenue, Nashville, Tennessee** ~~37214~~ 37209.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 161, page 107, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9th day of January, 2017.

Troy Lockamy

David W. Adcock II by Troy Lockamy Attorney in Fact

David W. Adcock II by Troy Lockamy as attorney-in-fact, recorded in Instrument No. 20170118-0005180, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Troy Lockamy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of January, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy Lockamy, as attorney-in-fact for David W. Adcock, II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said David W. Adcock, II, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Troy Lockamy, and recorded simultaneously herewith in Instrument No. 20170118-0005180, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 9th day of January, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY