WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$59,900.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 31st day of JAN, 2017

Notary Public
My Commission expires: 11-5-2018

(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andy Wacker	SAME	004-00-0-130.00
P.O. Box 200		
Madison, TN 37116		

Davidson County DEEDWARR
Recvd: 02/10/17 09:37 2 pgs
Fees:13.00 Taxes:221.63
20170210-0014017

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 8416 Riley Adcock Trust dated October 28, 2014**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Wacker and Anna Wacker, Sam Wacker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, BEGINNING at an iron pin in the northerly margin of Riley Adcock Road, said iron pin being the southwest corner of Jim Henderson, appearing of record in Book 5850, page 15, RODCTN, and being the southeast corner of Turner L. Suter, et ux, appearing of record in Book 4550, page 256, RODCTN, and continuing as follows: thence with said margin of road South 65 degrees 43 minutes 09 seconds West, 105.11 feet to a point; thence South 72 degrees 40 minutes 51 seconds West, 45.64 feet to a point; thence South 77 degrees 08 minutes 42 seconds West 45.37 feet to a point; thence South 81 degrees 38 minutes 27 seconds West 49.56 feet to a point; thence ; thence South 87 degrees 16 minutes 52 seconds West 41.95 feet to a point; thence North 89 degrees 32 minutes West 50.20 feet to an iron pin in said margin of road being the southwest corner of this tract of land; thence leaving said margin with a new line North 8 degrees 11 minutes 25 seconds East, 884.99 feet to an iron pin being the northwest corner of this tract of land in R.K. Garrett, et ux. Southerly line, appearing of record Book 689, page 614, RODCTN; thence South 81 degrees 57 minutes 45 seconds east, 310.65 feet to an iron pin at fence post being the northwest corner of Larry C. Williams, et ux, appearing of record in Book 4961, page 191, RODCTN, and being the northeast corner of this tract of land; thence with the said line of said Williams South 8 degrees 11 minutes 25 seconds West, passing a corner to said Williams and said Henderson, in all 764.64 feet to the point of beginning containing 6.00 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated August 21, 1984.

The Deed of record in Instrument Number 20040519-0058714, Register's Office for Davidson County, Tennessee states as follows: "Included in this conveyance is a 1990 Clayton Mobile Home, Model COL, Body HS, Title No. 54619436 and VIN #CLS078480TN". The Grantor of this Deed hereby quitclaims all right, title and interest that the Grantor may have in said mobile home to the Grantee but makes no representations and warranties as to said mobile home.

Being the same property conveyed to Amanda Dean, as Trustee for The 8416 Riley Adcock Trust dated October 28, 2014, by Trustee's Deed from Oldham & Dunning, LLC, Trustee, on October 28, 2014, of record in Instrument Number 20141103-0101476, Register's Office for County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book , page , Register's Office County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **8416 Riley Adcock Road, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this January 31, 2017.

The 8416 Riley Adcock ~~Trust~~ dated October 28, 2014

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 31, 2017

My commission expires 5-5-19

Notary Public

EMMALYN O HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.