{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Allen Michael Gann and	{New Owner	}11912006700 }
{Melanie A. Gann	{	}
{709 Drummond Drive	{	}
{Nashville, TN 37217	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Layton James Adkins, Jr., a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Allen Michael Gann and Melanie A. Gann, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 58 on the Plan of Battlewood, Section I, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Cameo Drive at the common corner of Lots Nos. 58 and 59; thence with the line between said lots, southeasterly 124.1 feet to a corner of Lot 57; thence with the line between line between Lots 57 and 58; northeasterly 129 feet to the southwesterly margin of Drummond Drive; thence with the margin of the same, northwesterly along a slight curve, 170.54 feet to the beginning of a curve; thence around said curve, southwesterly 120.47 feet to the beginning.

Being the same property conveyed Layton James Adkins, Jr., by Quitclaim Deed from Layton James Adkins, Trustee, u/a/d 3-15-97, of record in Instrument Number 20071026-0126728, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 709 Drummond Drive, Nashville, TN 37217.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat, of record in Book 1835, page 31, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $102,000.00)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 1st day of March, 2017.)
( )
(Notary Public)
((My Commission Expires:)

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires May 8, 2017

BILL GARRETT, Davidson County
Trans: T20170018524 DEEDWARR
Recvd: 03/03/17 10:26 2 pgs
Fees: 13.00 Taxes: 377.40

20170303-0021210

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of March, 2017.

Layton James Adkins, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Layton James Adkins, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 1st day of March, 2017.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017