BILL GARRETT, Davidson County
Trans:T20170032882 DEEDWARR
Recvd: 04/19/17 10:51 3 pgs
Fees:18.00 Taxes:1106.30
20170419-0038242

After recording, return to
Prepared By: Raquel Hampton
First Title, LLC
120 Interstate North Parkway, Suite 108
Atlanta, GA 30339

New Owner
Please send Tax Notice to:
Clementine Carter Adkins and Sonya D. Adkins
805 Benton Ave
Nashville, TN 37204

WARRANTY DEED

STATE OF TN

COUNTY OF Davidson

THIS INDENTURE, Made this 7th day of April, 2017 by and between Jonathan Michael McLaughlin and Amy N. McLaughlin, husband and wife, and David L. Sebastian and Deborah L. Sebastian, husband and wife, as party or parties of the first part, hereinafter called GRANTOR and Clementine Carter Adkins and Sonya D. Adkins, husband and wife, as party or parties of the second part, hereinafter called GRANTEE (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

For APN/Parcel ID(s): 105-10-0-B-012.00-CO

Land in Davidson County, Tennessee, being Unit No. 12 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Town homes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as through copied herein.

BEING the same property conveyed to David L. Sebastian and wife, Deborah L. Sebastian, as tenants in common and Jonathan Michael McLaughlin and Amy N. McLaughlin, as tenants in common by Warranty Deed from Laura R. Click and husband H Garth, dated July 18, 2014, recorded July 23, 2014, in Instrument 20140723-0065497, in the Davidson County Register of Deeds for Davidson County, Tennessee.
Being property known as 805 Benton Ave, Nashville, TN 37204, according to the present system of numbering houses in Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Jonathan Michael McLaughlin

Amy N. McLaughlin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of April, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jonathan Michael McLaughlin and Amy N. McLauglin to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of themselves and who acknowledged that such person executed the same as the free act and deed of Jonathan Michael McLaughlin and Amy N. McLaughlin

Witness my hand and Notorial Seal at office this 10th day of April, 2017.

Notary Public

My Commission Expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE

STATE OF GA

COUNTY OF Cobb

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $299,000.00.

~~Sonya Adkins~~- Signature

Jennifer Henderson

Printed Name ~~Sonya Adkins~~

Subscribed and sworn to before me this 10th of April, 2017.

Notary Public

Commission Expires

JOEL HAMILTON
NOTARY PUBLIC
GWINNETT CO., GEORGIA
MY COMMISSION EXPIRES
AUG. 10 2019

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

David L. Sebastian

Deborah L. Sebastian

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of April, 2017, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David L. Sebastian and Deborah L. Sebastian to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of themselves and who acknowledged that such person executed the same as the free act and deed of David L. Sebastian and Deborah L. Sebastian

Witness my hand and Notorial Seal at office this 6th day of April, 2017.

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3.10.19