BILL GARRETT, Davidson County
Trans:T20170054629 DEEDWARR
Recvd: 06/26/17 15:14 3 pgs
Fees:18.00 Taxes:4856.25
20170626-0064200

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,312,500.00. Affiant Subscribed and sworn to before me, this the 23rd day of June, 2017. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Wayne Hyndman	New Owner	
900 20th Avenue South, Apt. 1701		146-05-0-004-00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT S. MCADAMS, CO-EXECUTOR AND DAVID K. MORGAN, CO-EXECUTOR OF THE ESTATE OF ROBERT E. MCADAMS, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER WAYNE HYNDMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of Lealand Manor, Fifth Addition, Block "A", not of record, described according to a survey made by M.F. Himes, Surveyor, as follows: Beginning on the southerly margin of Overton Lea Road 853.71 feet east of the northeast corner of the property conveyed to Crawford W. Adams and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in book 2139, page 412, Register's Office for said County, being the corner of lots 11 and 12; thence with the line between two said lots south 13° 14' west 717.6 feet; thence south 67° 31' east 251.4 feet to the westerly margin of Clonmel Road; thence with same northwardly 796.17 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Northwestwardly 53.45 feet to the southerly margin of Overton Lea Road; thence with same westwardly 366.46 feet to the beginning.

Less and Except property described in Book 3769, page 627 conveyed to Metropolitan Government of Nashville and Davidson County.

Being the same property conveyed to Robert E. McAdams and wife, Lillian S. McAdams by Warranty deed from F.N. McNeill, Jr., Executor of the Estate of Laura Lea Robertson of record in Book 2492, page 615, Register's Office for Davidson County, Tennessee, dated February 18, 1954 and recorded on February 18, 1954.

Robert E. McAdams having since died November 24, 2015 having been predeceased by Lillian S. McAdams. His will was probated at Petition to Probate Foreign Will recorded at Docket No. 16P-784 in the Seventh Circuit Court for Davidson County, Tennessee naming Co- Executors Robert S. McAdams and David K. Morgan.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 945 Overton Lea Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2017.

The Estate of Robert E. McAdams, Deceased

Robert S. McAdams

Robert S. McAdams, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert S. McAdams, Co-Executor of The Estate of Robert E. McAdams, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2017.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2017.

The Estate of Robert E. McAdams, Deceased

David K. Morgan, Co-Executor

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David K. Morgan, Co-Executor of The Estate of Robert E. McAdams, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of June, 2017.

Notary Public

My Commission Expires:

SCOTT A MARTINEZ
Notary Public - State of Florida
Commission # FF 985669
My Comm. Expires Apr 25, 2020