WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170059496 DEEDWARR
Recvd: 07/12/17 10:03 2 pgs
Fees:13.00 Taxes:961.63
20170712-0069997

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00.

Affiant

Subscribed and sworn to me on 07/10/17.

NOTARY PUBLIC
My Commission Expires: 1/29/2020

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anne E. Triplett Anthony E. Marshall 2813 AIRWOOD DRIVE Nashville, TN 37214	First Community Mortgage Inc. 262 Robert Rose Drive, Ste. 101 Murfreesboro, TN 37129	095-12-171.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sarah F. Adkins, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Anne E. Triplett, an unmarried woman and Anthony E. Marshall, an unmarried man, as tenants in common with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 5 Final Plat Phase One, on the Plan of Lakeland, Section 2, of record in Book 6250, Page 983, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sarah Irick, unmarried by Warranty Deed from Ricky W. McGee and wife, Shannon L. McGee, recorded on the 6th day of June, 2006 in Instrument No. 20060606-0066708, in the Register's Office of Davidson County, Tennessee. Sarah Irick has since married and is now known as Sarah F. Adkins. Spouse of Grantor, Alan D. Adkins, joins in the conveyance to transfer any and all marital interest in the property.

✓ This is Improved property, known as 2813 AIRWOOD DRIVE Nashville, TN 37214

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. 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 on 07/10/17.

Sarah F. Adkins

Alan D. Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/10/17, before me personally appeared Sarah F. Adkins and Alan D. Adkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/10/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY