WARRANTY DEED

Bill Garrett Davidson County
Batch# 18943 DEEDWARR
10/27/2017 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20171027-0110382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-17-21
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jonathan A. Davis and Rebekah S. Davis	Bank of Tennessee	118 09 0 173.00
(NAME)	(NAME)	
919 Marengo Lane	PO Box 4980	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lisa Elaine Adams, Trustee of the Testamentary Trust established by the Last Will and Testament of Thomas L. Adams, Jr., dated April 14, 2008**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan A. Davis and Rebekah S. Davis, Husband and Wife**, hereinafter called the Grantees, 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. 16 on the Plan of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67, Register's Office for said County.

Said Lot No. 16 fronts 76.65 feet on the southerly side of Marengo Lane, and runs back between lines, 180.1 feet on the easterly line and 183.4 feet on the westerly line, to the north line of the right of way of the Glendale Car Line, on which it measures 78 feet.

Being the same property conveyed to Thomas L. Adams, Jr. and Helen J. Adams, his wife by Corporate Warranty Deed from The Kroger Co., an Ohio Corporation dated September 23, 1971 and recorded October 26, 1971 in Book 4547, Page 983, in said Register's Office for Davidson County, Tennessee. The said Helen J.Adams having died on March 17, 2001, leaving Thomas L. Adams as the surviving tenant by entirety. The said Thomas L. Adams, Jr. having died testate on June 2, 2013, leaving Lisa Elaine Adams, Trustee of the Testamentary Trust established by the Last Will and Testament of Thomas L. Adams, Jr.,

File Number: NAT176235FC

dated April 14, 2008, his Last Will and Testament being Probated in Case No. 14-P-817, Seventh Circuit Court, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 919 Marengo Lane, Nashville, TN 37204

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 heirs and assigns forever; and we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 this 25 day of Octob, 2017

Lisa Elaine Adams, Trustee of the Testamentary Trust established by the Last Will and Testament of Thomas L. Adams, Jr. dated April 14, 2008

Lisa Elaine Adams, Trustee of the
Testamentary Trust established by the
Last Will and Testament of Thomas L. Adams, Jr.,
dated April 14, 2008

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lisa Elaine Adams, Trustee of the Testamentary Trust established by the Last Will and Testament of Thomas L. Adams, Jr., dated April 14, 2008, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2017.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT176235FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019