WARRANTY DEED

Bill Garrett Davidson County
Batch# 25735 **DEEDWARR**
11/15/2017 10:03:36 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20171115-0117289

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Robert Tishaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Tishaw	Pinnacle Bank	063040A07500
(NAME)	(NAME)	
1121 Cleveland Hall Boulevard	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark S. Adkison and Shannon B. Adkison, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Tishaw and Tamara Tishaw, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 2 on the Plan of Final Plat, Phase Five, Cleveland Hall Subdivision, of record in Plat Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark S. Adkison and Shannon B. Adkison, husband and wife by Warranty Deed from Cornerstone Homes, Inc., dated 10/08/2015, recorded 10/09/2015, of record in Instrument No. 20151009-0103122, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 20120809-0071180; Covenants, conditions, easements and restrictions recorded of record in Book 11725, Page 76, Amendment to Declaration of record in Instrument No. 20051202-0144894, of record in Instrument No. 20071220-0146113, of record in Instrument No. 20081014-0103112 and of record in Instrument No. 20120912-0082762; Easement contained in Final Judgment and Degree of record in Book 5763, Page 287, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7844, Page 249, of record in Book 7994, Page 167, of record in Book 7994, Page 173 and of record in Book 11720, Page 325; Easements for Public Utilities, Drainage and Detention of record in Book 7844, Page 262; Easement for Drainage and Construction of record in Book 7844, Page 268; Easement for Public Utilities and Drainage of record in Book 7844, Page 272; Easement contained in Warranty Deed of record in Book 7994, Page 182; Agreement for Dedication of Easement of record in Book 8006, Page 677; Deed of Highway Easement of record in Book 8068, Page 524; Charter of record in Book 11725, Page 70; Stormwater Detention Agreement of record in Instrument No. 20060906-0110130; Warranty Deed of record in Instrument No. 20130816-0086466, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1121 Cleveland Hall Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), their heirs and/or 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 8th day of November, 2017.

Mark S. Adkison

Shannon B. Adkison

State of Tennessee
County of Wilson

Personally appeared before me Mark S. Adkison and Shannon B. Adkison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of November, 2017.

Notary Public
My Commission Expires: 2/22/20

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122