Warranty Deed

Bill Garrett Davidson County Batch# 54210 DEEDWARR 02/02/2018 12:21:04 PM 2 pgs Fees: $13.00 Taxes: $814.00 20180202-0010871	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of January, 2018. Notary Public My commission expires:

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-20-22

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lien Le		
1343 Riverbrook Drive		097-02-0A-294.00-CO
Nashville, TN 37076		

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, **TRAVIS ADKINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIEN LE, UNMARRIED WOMAN**, 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. 294 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Plat at Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis Adkins, unmarried by Warranty deed from Anthony Wayne Jackson, Jr., an unmarried man of record in Instrument No. 20141014-0094630 Register's Office for Davidson County, Tennessee, dated October 09, 2014 and recorded on October 14, 2014.

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 1343 Riverbrook Drive, Nashville, TN 37076.

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 January, 2018.

Travis Adkins

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Travis Adkins, 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 the 23rd day of January, 2018.

Notary Public

My Commission Expires:
03/17/2018

DEBORAH A. BOEYEN
MY COMMISSION # FF 081266
EXPIRES: March 17, 2018
Bonded Thru Notary Public Underwriters