WARRANTY DEED

Bill Garrett Davidson County
Batch# 86775 **DEEDWARR**
05/01/2018 10:02:19 AM 3 pgs
Fees: $18.00 Taxes: $749.25

20180501-0040925

A-KW-18-1024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Patrick Brakefield and Stephanie L. Brakefield	**New Owner**	
(NAME)	(NAME)	**081-03-0-248.00**
901 Cantrell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **ADMINISTRATOR OF THE ESTATE OF BETTYE ADAMS AND BRIDGET FELECIA LANE AND PHYLLIS D ADAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES PATRICK BRAKEFIELD AND STEPHANIE L. BRAKEFIELD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Kellow Acres of record in Plat Book 3842, Page 101, 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 Zenoch G. Adams and wife, Betty Sue Adams by Warranty deed from Ray Barrett and Earl Hawkins, a partnership, dba B & H Company of record in Book 4164, page 69, Register's Office for Davidson County, Tennessee, dated August 15, 1967 and recorded on August 23, 1967.

Zenoch G. Adams having since died on April 26, 2013 leaving Betty Sue Adams the sole owner.

Being the same property conveyed to Bridget F. Lane and Phyllis D. Adams by Quitclaim deed from Bettye Sue Adams, a widow of record in Instrument No. 20130701-0067768 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 1, 2013.

Bridget F. Lane, Bridget Felicia Lane, Bridget Felicia Lane and Bridget Lane are all one in the same.

Phyllis D. Adams, Phyllis Denise Adams and Phyllis Adams are all one in the same.

Betty Sue Adams having since died intestate on February 25, 2016, leaving Bridget Felecia Lane and Phyllis Denise Adams as her sole heirs at law per Affidavit of Heirship of record in Instrument No. 20180424-0038541, in the Register's Office for Davidson County, Tennessee.

The aforementioned Quitclaim Deed was found to be fraudulent by Proposed Order Granting TennCare's Motion for Default Judgment of record in Instrument No. 20180119-0005762, Register's Office for Davidson County, Tennessee, conveying said property from Phyllis Adams and Bridget Lane to the Administrator of the Estate of Bettye Adams.

Said property further being subject of Agreed Order to sell dated April 18, 2018 and of record in Case No. 17P704, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The said Bridget Felicia Lane and Phyllis Denise Adams do hereby join in this conveyance in their individual capacities to convey any and all interest they may have in said property.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1024 Kellow St., Nashville, Tennessee 37208**.

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 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 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 my/our hand(s) this the 27 DAY OF APRIL, 2018.

Administrator of the Estate of Bettye Adams

BY: Bridget Felecia Lane Administratrix
Bridget Felecia Lane
Administratrix

BY: Phyllis D. Adams
Phyllis D Adams
Backup to Administratrix

Bridget Felecia Lane
Bridget Felecia Lane

Phyllis D. Adams
Phyllis D Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIDGET FELECIA LANE, ADMINISTRATRIX of the ADMINISTRATOR OF THE ESTATE OF BETTYE ADAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27 of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS D ADAMS, BACKUP TO ADMINISTRATRIX of the ADMINISTRATOR OF THE ESTATE OF BETTYE ADAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27 of April, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIDGET FELECIA LANE AND PHYLLIS D. ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212