Bill Garrett Davidson County
Batch# 90172 DEEDWARR
05/08/2018 01:55:42 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180508-0044099

WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Adkins		061-15-0 102.00
(NAME)	(NAME)	
1107 Ardee Ave	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Deep River Development, LLC,a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Adkins, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 3, as shown on the map entitled the Map of Resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William R. Milliken and wife, Glynn T. Milliken, by Warranty Deed from Peter T. Mitchell and Nina L. Deere Mitchell, dated October 5, 1950, of record in Book 1905, page 621, Register's Office for Davidson County, Tennessee. The said William R. Milliken having since died, title now vests soley in Glynn T. Milliken. Also being the same property conveyed to Rosemary McCrary and Virginia Arlene Wall, Tenants In Common, with right of survivorship, by Quitclaim Deed from Glynn T. Milliken, Unmarried, dated August 8, 1997, of record in Book 10564, page 709, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Trey Cain Trustee of The 1107 Ardee Avenue Trust, by Warranty Deed from Rosemary McCrary and Virginia Alene Wall, dated September 1, 2016, of record in Instrument No. 20160906-0093407, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Trey Cain, Trustee of The 1107 Ardee Avenue Trust, dated October 14, 2016, of record in Instrument No. 20161018-0110112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 974, pages 56 and 57, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1107 Ardee Ave, Nashville, TN 37216
(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 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, 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 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 my/our hands this 7th day of May, 2018.

DEEP RIVER DEVELOPMENT, LLC

Bryan D. Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Deep River Development, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by Bryan D. Spicer as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 7th day of May, 2018.

Notary Public
My Commission Expires: 6/10/24

File No.: 27466

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021