WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian Howard	SUNTRUST MORTGAGE INC	14615004500
(NAME)	(NAME)	
5150 Regent Drive	1001 SEMMES AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 115777 **DEEDWARR**
07/12/2018 03:02:52 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180712-0067672

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, **Keith D. Adkins and Bridget B. Adkins, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ian Howard and Ashley Dawn Davidson, 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 in Davidson County, Tennessee, being Lot No. 263, on the plan of Haileywood Estates, Section 8-D, of record in Plat Book 3500, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith D. Adkins and wife, Bridget B. Adkins by Warranty Deed dated 03/07/2011 from Lee Roy Johnson, Jr. and wife, Eloise M. Johnson of record in Instrument 20110310-0019044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 3500, Page 7 and Restrictive Covenants of record in Book 3501, Page 476, 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 5150 Regent Drive, Nashville, TN 37220
(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 10th day of July, 2018.

Keith D. Adkins by Christopher R. Jackson, as Attorney-in-Fact

Bridget B. Adkins by Christopher R. Jackson, as Attorney-in-Fact

State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Keith D. Adkins and Bridget B. Adkins, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20180712-0016071, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of July, 2018.

Notary Public
My Commission Expires 2/15/2021

ROBYN D. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129