Karen Y Johnson Davidson County
Batch# 147243 **DEEDWARR**
10/01/2018 11:03:58 AM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20181001-0096980

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $407,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2018.

Notary Public

My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristopher Joseph Plunkett and Katherine Plunkett	Same	**118-09-0-215.00**
966 Draughon Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jenny E. Adkins and husband, Hollings T. Andrews

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kristopher Joseph Plunkett and Katherine Plunkett, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Plan of Part of Noel's Estate, Yearwood Subdivision, of record in Plat Book 1424, Page 48, 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 Jenny E. Adkins and husband, Hollings T. Andrews by Quitclaim Deed from Jenny E. Adkins, a married woman, of record in Instrument No. 20030226-0025875, Register's Office for Davidson County, Tennessee, recorded on February 26, 2003.

BEING the same property conveyed to Jenny E. Adkins by Warranty Deed from Frank Lane Jackson and wife, Teresa Rowlett Jackson, of record in Book 10416, Page 100, Register's Office for Davidson County, Tennessee, recorded on April 14, 1997.

This is improved unimproved property known as **966 Draughon Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2018.

Jenny E. Adkins

Hollings T. Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jenny E. Adkins and Hollings T. Andrews, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001344-528