Karen Y Johnson Davidson County
Batch# 152178 DEEDWARR
10/17/2018 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20181017-0103113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me this 15 day of October, 2018

Notary Public
My Commission expires: 4-2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Teddy Mullings	I Serve Residential Lending, LLC	053-09-0-058.00
614 Brentmeadow Circle	16745 West Bernardo Dr. # 100	
Madison, TN 37115	San Diego, CA 92127	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christina L. Adkisson and Chas Dewayne Adkisson, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eileen Rose Mullings and Teddy O. Mullings, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41A on the Plan of Zone Lot Division Lots 39 and 41, Phase 1, Kimbolton, of record in Plat Book 6900, page 742 which amends Plat Book 6900, page 276-278, amended by Book 7577, page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 41A fronts 47.0 feet on the northerly margin of Brentmeadows Circle and extends back 135.70 feet on the westerly line and 118.87 feet on the broken easterly line to a dead line in the rear measuring 89.66 feet thereon.

Being the same property conveyed to Christina L. Adkisson, a married woman, from Heather Bowe and Eli R. Bowe, by deed on October 7, 2016, of record in Instrument Number 20161011-0107545, Register's Office for Davidson County, Tennessee.

Chas Dewayne Adkisson joins in this conveyance to convey any and all marital interest he has in and to said property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 742, amending Book 6900, page 276, amended in77, page 553, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7265, page 655; Book 7470, page 126; Book 7577, page 553; and Book 7799, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: **614 Brentmeadow Circle, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 15, 2018.

Christina L. Adkisson

Chas Dewayne Adkisson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christina L. Adkisson and Chas Dewayne Adkisson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 15, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-18-19
Notary' Seal (if on paper)