STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

William W Adams Jr

Affiant

Subscribed and Sworn to before me on this the 31st day of December 2018.

Notary Public

My Commission Expires: June 5, 2019

Karen Y Johnson Davidson County
Batch# 179214 DEEDWARR
12/31/2018 12:52:20 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20181231-0126470

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
William W. Adams, Jr. 926 Forest Acres Ct Nashville, TN 37220	Same	M & P 128-1-1

For good and valuable consideration, receipt of which is hereby acknowledged, William Wayne Adams, has bargained and sold, and by these presents does transfer and convey unto William W. Adams, Jr. ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot "A" on the John Reynolds and Thomas Mooney's Plan as of record in Book 57, Page 107, Register's Office for said county, described, according to a survey made by Steve Draper, April 6, 1963, as follows:

Beginning at a point on the northwesterly right of way line of Interstate Highway 40 northeastwardly 300 feet around a curve having a radius of 4554.7 feet from the northeast corner of the property conveyed to Robert C. Greer and wife, by deed from William Burns and wife, of record in Book 3570, Page 304, said register's office; thence with the northwesterly right of way line of said Highway northeastwardly 126 feet; thence north 67 degrees, 15' west 35 feet; thence north 62 degrees west 680 feet to C.E. Francis southern boundary line; thence with the same north 84 degrees 15' west 130 feet; thence south 2 degrees 30' west 65 feet; thence south 60 degrees 30' east 825 feet to the beginning, containing 2 acres more or less.

Being the same property conveyed to Walter Michael Adams and William Wayne Adams by the terms of the Last Will and Testament of Dorris W. Adams (see affidavit of inheritance, Instrument No. 20091027-0099103, Register's Office for Davidson County, Tennessee.

Walter Michael Adams conveyed his interest in said property to William Wayne Adams by deed, the same being of record in Instrument No. 20091102-0100931.

This conveyance is subject to all matters affecting the premises recorded in said Register's Office.

This property has never been the marital residence of the Grantor.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The address for this property is 7400 George E. Horn Road, Nashville, Tennessee 37221.

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, his heirs and assigns forever; and does covenant with the said GRANTES that he is 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 does further covenant and bind himself, his heirs successors 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 except claims arising out of matters set forth above.. 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.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness the Grantors' hands this 31st day of December 2018.

William Wayne Adams

William Wayne Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William Wayne Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December 2018.

NOTARY PUBLIC

My Commission Expires_____

My Commission [illegible]