Karen Johnson Davidson County
Batch# 198433 DEEDWARR
02/25/2019 10:06:03 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190225-0016637

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February 2019

Notary Public

My commission expires: /

MARY FRANCES JUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Konnor Amis **Lauren Amis**	and owners	**06103019600**
1104B Haysboro Avenue		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Keith Adkins and Amelia Adkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Konnor Amis and Lauren Amis, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 1, on the Map of Hayesboro Road at the Northeast corner of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake et al, of record in Book 1422, page 187, Register's Office for said County; thence with the southerly margin of said road, eastwardly 65 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots, southwardly 202.2 feet; thence westwardly 65 feet thence northwardly 202.2 feet to the beginning.

Being the same property conveyed to Keith Adkins and Amelia Adkins, by Warranty Deed from Robert N. Moore, Jr., dated April 19, 2013, of record in Instrument No. 20130502-0044226, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-1104B

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1104B Haysboro Avenue, Nashville, TN 37216.

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 in 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.

Keith W Adkins Date: 2/20/19
Keith Adkins

Amelia Adkins Date: 2/20/19
Amelia Adkins

STATE OF Washington

COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Keith Adkins and Amelia Adkins, the within named ~~Grantor(s)~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of February, 2019.

Terrell C McGrath
NOTARY PUBLIC

My Commission Expires: 7-10-21

TERRELL C MCGRATH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-10-21

TERRELL C MCGRATH, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 7-10-21