Prepared by:
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Karen Johnson Davidson County
Batch# 214165 DEEDWARR
04/04/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190404-0030844

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me this 4th day of April, 2019.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Ellen K. Adkins 2429 Melbourne Drive Nashville, TN 37214	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467-8000	073-07-0-112

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jennifer Ray Klein, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Mary Ellen K. Adkins and David Adkins, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 285 on the Plan of Sunset View, Section 4, as of record in Book 2854, Page 63, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 285 fronts 95 feet on the southeasterly side of Melbourne Drive and runs back 253.1 feet on the northeasterly line and 247.6 feet on the southwesterly line to a deadline, measuring 95.22 feet thereon.

Being the same property conveyed to Jennifer Ray Klein by deed form Daniel G. Ray as Trustee of Rayburn W. Ray and Rose Ann Ray Living trust Agreement UAD December 1 2009 and Daniel G. Ray Heir at Law of Rose Ann Ray aka Rose Anne C. Ray of record in Instrument No 20140924-0087660 Register's Office for Davidson County, Tennessee and Jennifer Ray Klein is

other heir of Rose Ann C Ray as evidenced by Affidavit of Inheritance of record in Instrument No. 20140924-0087659 Register's Office for Davidson County, Tennessee.

By her signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Sunset View Section 4 of record in Book 2854 Page 63 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2429 Melbourne Drive, Nashville, TN 37214

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1 day of April, 2019.

Jennifer Ray Klein

STATE OF Georgia
COUNTY OF Fulton

On this 1 day of April, 2019, before me personally appeared Jennifer Ray Klein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 1 day of April, 2019.

George L Smith
Notary Signature
My commission expires: 09/13/2019

GEORGE L. SMITH NOTARY PUBLIC GEORGIA EXPIRES September 13, 2019 COBB COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY