THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420020**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,275,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 217776 DEEDWARR
04/15/2019 10:31:43 AM 2 pgs
Fees: $13.00 Taxes: $8,417.50

20190415-0034053

WARRANTY DEED

Address New Owner: Jeffrey Mobley, Trustee of the 417 Westview Trust 417 Westview Ave Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-11-0-055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey K. Adkisson and Sharon B. Adkisson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Mobley, Trustee, of the 417 Westview Trust, dated April 8, 2019**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 67 and 68, together with 30 feet in the rear of Lot No. 68, on the plan of Royal Oaks Subdivision, of record in Book 421 at Pages 102 and 103, Register's Office for said County.

Said property fronts 200 feet on the Westerly margin of Westview Avenue, formerly Malone Street, and extends back between parallel lines 430 feet to a dead line in the rear.

Being the same property conveyed to Jeffrey K. Adkisson and wife, Sharon B. Adkisson by Warranty Deed from Paula R. Wilson and husband, David K. Wilson, recorded on the 1st day of June, 1988 in Deed Book 7558, Page 715, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS SUBDIVISION, as recorded in Plat Book 421, Page(s) 102 & 103.

Easement for Sanitary Sewer, recorded in Book 5786, Page 996.

This is improved property located at 417 Westview Ave Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2019.

Jeffrey K. Adkisson

Sharon B. Adkisson

Sharon B. Adkisson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey K. Adkisson and Sharon B. Adkisson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2019.

Notary Public

My Commission Expires: _____

