Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 230619 DEEDWARR
05/16/2019 08:45:53 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50

20190516-0046059

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$1,075,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2019.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey K. Adkisson	**New Owner**	**132-06-0-032.00**
4307 Franklin Pike		
Nashville, TN 37204		

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 ACKNOWLEDGED, WE,

Alfred Tate Rogers, Jr., and Martha Stone Rogers, Trustees of the Rogers Trust Dated 10/27/14 and Alfred Tate Rogers, Jr., Individually, as tenants in common without rights of survivorship

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

Jeffrey K. Adkisson and Sharon B. Adkisson, 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:

See Exhibit A, attached

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **4307 Franklin Pike, Nashville, TN 37204**.

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 Grantors do covenant with said Grantees that Grantors 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.

Witness my/our hand(s) this 14th day of May, 2019.

Alfred Tate Rogers, Jr., Trustee

Alfred Tate Rogers, Jr.

Martha Stone Rogers, Trustee

Martha Stone Rogers, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alfred Tate Rogers, Jr.,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2019.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Alfred Tate Rogers, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Alfred Tate Rogers, Jr.** as such Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee this 14th day of May, 2019.

NOTARY PUBLIC

My Commission Expires:

10.3.2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Martha Stone Rogers**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Martha Stone Rogers** as such Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee, this 14th day of May, 2019.

NOTARY PUBLIC

My Commission Expires:

10.3.2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Being the southerly half of Lot No. 20 on the Revised Plat of parts of Thompson's Glen Leven Subdivision made October, 1934, by W.B. Southgate, Surveyor, and of record in Plan Book 3, page 20, Chancery Court for Davidson County described as follows:

Beginning on the west right-of-way line of the Nashville and Franklin Interurban Railway at a point 164-1/2 feet south of the southeasterly corner of Lot No. 19-A on said plat and running thence westerly at right angles, and parallel with the line between Lots 19-A and 20, 351-1/2 feet, more or less, to the westerly line of said Lot No. 20; thence southeasterly 187-1/2 feet, more or less, to a point said point being the southwesterly corner of said Lot No. 20; thence easterly 262 feet to the west right-of-way line of the Nashville and Franklin Interurban Railway; and thence northerly with the same 164-1/2 feet to the beginning.

Being the same property conveyed to ALFRED T. ROGERS JR. A/K/A ALFRED TATE ROGERS, JR. AND ALFRED TATE ROGERS, SR., by deed from RODDY L. STORY, JR. TRUSTEE OF THE RODDY L. STORY REVOCABLE POUR-OVER TRUST FOR RODDY L. STORY, JR., JODY STORY, STACY STORY, RODDY L. STORY III, JOSH STORY AND ELIZABETH STORY, of record in Instrument No. 20111004-0076759, dated September 30, 2011, said Register's Office.

Being further conveyed to ALFRED T. ROGERS, JR. AKA ALFRED TATE ROGERS JR. AND ALFRED TATE ROGERS, SR. AND WIFE, MARTHA STONE ROGERS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP by quitclaim deed from ALFRED T. ROGERS, JR. AKA ALFRED TATE ROGERS JR. AND ALFRED TATE ROGERS, SR., of record in Instrument No. 20131105-0114650, dated October 24, 2013, said Register's Office.

Being further conveyed to ALFRED TATE ROGERS, SR. AND MARTHA STONE ROGERS, TRUSTEES OF THE ROGERS TRUST DATED 10/27/2014, and ALFRED T. ROGERS, JR., INDIVIDUALLY, AS TENANTS IN COMMON WITHOUT RIGHTS OF SURVIVORSHIP by quitclaim deed from ALFRED T. ROGERS JR. A/K/A ALFRED TATE ROGERS ,JR. AND ALFRED TATE ROGERS, SR. AND WIFE, MARTHA STONE ROGERS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20141103-0101472, dated October 8, 2014, said Register's Office. For further reference, see Abstracts of Rogers Trust Agreement of record in Instrument No. 20141103-0101474 and in Instrument No. 20181214-0121909, said Register's Office.