Karen Johnson Davidson County
Batch# 236798 DEEDWARR
05/31/2019 08:17:47 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70

20190531-0051582

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2019

Notary Public

Commission Expires:

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-05-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan Ford 2809 Airwood Drive Nashville, TN 37214	New Owner	095-12-0-170.00

WARRANTY DEED

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, I/WE,

Gary Adair and wife, Dorane Adair

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Ford, an unmarried man

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. 4 on the Final Plat - Phase One, Lakeland - Section II of record in Book 6250, Page 983, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Adair and wife, Dorane Adair by Warranty Deed from Edward Stotts and wife, Janice Stotts of record in Instrument No. 20060804-0095707, Register's Office for Davidson County, Tennessee, dated July 26, 2006 and recorded on August 04, 2006.

Power of Attorney of record in Instrument No. 20190531-0051581, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2809 Airwood Drive, Nashville, TN 37214

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: H-CL-19-2809

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of May, 2019.

Gary Adair by Dorane Adair, Attorney in Fact

Gary Adair by Dorane Adair, Attorney-In-Fact

Dorane Adair

Dorane Adair

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorane Adair** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of May, 2019

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

Kim Gillespie

Notary Public
My Commission Expires: 9·22·20

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorane Adair** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Gary Adair** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of May, 2019

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

Kim Gillespie

Notary Public
My Commission Expires: 9·22·20