RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1148

Karen Johnson Davidson County
Batch# 237538 DEEDWARR
06/03/2019 09:29:51 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20190603-0052292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian David Adkins and Amanda Woelfel Adkins, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gail Louise Wilson, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 535 of Harpeth Park Townhomes as established by Declaration of Protective Covenants, Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, and being shown on the Plat attached as Exhibit "B" to the amendment in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 7301 Highway 70, LLC, a Tennessee limited liability company by Warranty deed from 7301 Highway 70 South, LLC, a Tennessee limited liability company of record in Instrument No. 20150202-0009608 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 02, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 535 Harpeth Park Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of May, 2019.

Brian David Adkins

Amanda Woelfel Adkins

State of Tennessee)
County of Davidson)

On this 31st day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian David Adkins and Amanda Woelfel Adkins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 312,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of May, 2019.

Notary Public

My Commission Expires: 3/25/2023

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NEW OWNER:
Gail Louise Wilson
535 Harpeth Park Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
142-07-0I-024.00