Name and Address of New Owner:
Terri M. Adkisson
225 Kennett Road
Nashville, TN 37138

Karen Johnson Davidson County
Batch# 262161 DEEDWARR
07/25/2019 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20190725-0073093

Send Tax Bills To:
American Mortgage Service Company
11503 Springfield Pike
Cincinnati, OH 45246

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05414005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Faye H. Donnell, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terri M. Adkisson, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 149 on the Plan of Brandywine Farms, Section 7, as of record in Book 4300, Page 65, Register's Office for said County.

Said Lot No. 149 fronts 125.0 feet on the easterly side of Kennett Road and extends back 346.9 feet on the northerly side and 365.0 feet on the southerly side to a rear line which measures 161.8 feet thereon.

Being the same property conveyed to William Kenneth Donnell and wife, Faye H. Donnell by Warranty Deed from J. R. Coarsey, Trustee dated September 2nd 1970 and recorded September 3rd 1970 in Book 4442, Page 864 in the Official Records of Sumner County, Tennessee. William Kenneth Donnell died November 3, 2012 leaving Faye H. Donnell the survivnig tenant by the entirety.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 225 Kennett Road, Nashville, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2019.

Faye H. Donnell (SEAL)
Faye H. Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2019, before me personally appeared Faye H. Donnell, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$345,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of July, 2019.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

Notary Public
My commission expires: _____
File No. 19-405

True Copy Certification

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

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019