Karen Johnson Davidson County
Batch# 263678 DEEDWARR
07/29/2019 04:01:56 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20190729-0074628

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of July, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Roland J. Adams Shane Adams		06111024100
1114 Greenland Avenue	New Owner	
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISA MICHELLE BOBBITT, TRUSTEE, OF THE OPAL N. KITTRELL TRUST,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROLAND J. ADAMS AND SHANE ADAMS, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. easterly 127.1 feet of Lot No. 6 and westerly 29.3 feet of Lot No. 24 on the Plan of Greenland Tract of record in Plat Book 421, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 127.1 feet of Lot No. 6 and the westerly 29.3 feet of Lot No. 24 on the Plan of the subdivision of a part of the Greenland Tract, as of record in Plan Book 421, page 40, in the Register's Office for said Davidson County, Tennessee.

Said parts of Lots Nos. 6 and 24 are in the Eleventh District of said Davidson County, and adjoin and front together 156.7 feet on the southerly side of Greenland Avenue, described as follows: Beginning at a point in the southerly margin of Greenland Avenue, said point being 105 feet west of the common corner of Lots Nos. 24 and 10 as shown on a survey made August 21, 1936 by S.R. Sanford, Jr., Civil Engineer; thence southwardly parallel With the line between Lots 10 and 24 and along the westerly margin of the property sold to George William Lackey by said R.E. Harper and wife, by deed on September 8, 1937, of record in Book 1046, page 193, Register's Office for Davidson County, Tennessee, 295.02 feet to an iron pin and post; thence along a fence in a easterly direction 157.6 feet to an iron pin and stake; thence northerly and parallel with the Lackey westerly margin 278.2 feet to the south margin of Greenland Avenue; thence with the southerly margin of Greenland Avenue easterly 156.7 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO GEORGE WILLIAM LACKEY BY DEED OF RECORD IN BOOK 1101, PAGE 474, SAID REGISTER'S OFFICE.

Being the same property conveyed to Thomas A. Kittrell and wife, Opal N. Kittrell, by deed from Winifred May Ray of record in Book 7814, page 246, Register's Office for Davidson County, Tennessee. By operation of law, Opal N. Kittrell became the sole owner upon Thomas A. Kittrell's death in December, 1989.

Being the same property conveyed to Lisa Michelle Bobbittt, Trustee of The Opal N. Kittrell Trust by Quitclaim deed from Opal Nadine Kittrell (aka Opal N. Kittrell; aka Opal Kittrell of record in Instrument No. 20120921-0086238 Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 21, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1114 Greenland Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of July, 2019.

The Opal N. Kittrell Trust

Lisa Michelle Bobbitt, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa Michelle Bobbitt, Trustee\ of the Opal N. Kittrell Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021