Bok 36

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5138

Karen Johnson Davidson County
Batch# 294623 DEEDWARR
10/02/2019 11:42:43 AM 2 pgs
Fees: $13.00 Taxes: $1,459.65
20191002-0100584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $394,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2019

Notary Public
My Commission Expires: 9-7-21

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clayton K. Adkisson Wren Hahne Sherrill 1000 W Eastland Ave Nashville, TN 37206	First Community Mortgage, Inc. 262 Robert Rose Drive, Suite 200 Murfreesboro TN 37129	082-08-0-381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Maureen F. Boyd, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Clayton K. Adkisson and Wren Hahne Sherrill, husband and wife**, 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. 1, Block F, on the Plan of Dr. E. T. Brown's Resubdivision of the Stratton and Seymour and L. T. Baxter Lands, as shown on the plat of record in Plat Book 332, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maureen F. Boyd, an unmarried woman by Warranty Deed from Steven P. Neilson, dated October 6. 2000, recorded October 19, 2000, of record in Instrument No. 20001019-0103667, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Maureen Boyd ("Principal") by Irene Regina Boyd pursuant to the Power of Attorney of record in Instrument Number 20191002-0100583, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1000 West Eastland Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2019.

GRANTOR:

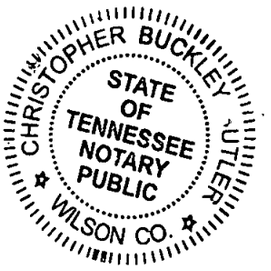
Maureen F. Boyd by Irene Boyd, Attorney in Fact

Maureen F Boyd by Irene Regina Boyd as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Irene Regina Boyd the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Maureen F Boyd ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of September, 2019.



Notary Public
My Commission expires: 9-20-21