THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 302942 DEEDWARR
10/21/2019 08:27:42 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20191021-0107257

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Elizabeth A. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Watkins		MAP
1006 Downey Drive	New Owner	PARCEL 115-02-0-005.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The John T. Adrian, Sr. and Ruth J. Adrian Revocable Living Trust, dated October 20, 2011, John T. Adrian, Sr. or Ruth J. Adrian, Trustees**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. Watkins and Delaine J. Watkins, wife and husband**

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. 7 on the Plan of Brook Meade Addition Section I of record in Plat Book 2663, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 91 feet on the East side of Downey Drive and runs back 261.5 feet, more or less, on the North line and 288.8 feet, more or less, on the South line to the center line of Davidson Branch on which it measures 103 feet, more or less.

Being the same property conveyed to John Thomas Adrian and wife, Ruth Jean Adrian by Warranty deed from Francis Donald Fleming and Letha Fleming of record in Book 4560, page 753, Register's Office for Davidson County, Tennessee, dated December 07, 1971 and recorded on December 13, 1971.

Being the same property conveyed to The John T. Adrian, Sr and Ruth J. Adrian Revocable Living Trust, dated October 20th 2011, John T. Adrian, Sr or Ruth J. Adrian, Trustees or their successor in trust and any amendments thereto. by Quitclaim deed from John T. (Thomas) Adrian, Sr and Ruth J. (Jean) Adrian of record in Instrument No. 20111024-0082559 Register's Office for Davidson County, Tennessee, dated October 20, 2011 and recorded on October 24, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **1006 Downey Drive, Nashville, TN 37205.**

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. 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 our hand( ) this the 18th day of October, 2019.

The John T. Adrian, Sr. and Ruth J. Adrian Revocable Living Trust, dated October 20th, 2011, John T. Adrian , Sr. and Ruth J. Adrian, Trustees

John T. Adrian, Sr., Trustee

John T. Adrian, Sr., Individually

Ruth J. Adrian, Trustee

Ruth J. Adrian, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John T. Adrian, Sr. and Ruth J. Adrian** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The John T. Adrian, Sr. and Ruth J. Adrian Revocable Living Trust, dated October 20th, 2011, John T. Adrian, Sr. and Ruth J. Adrian, Trustees** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John T. Adrian, Sr. and Ruth J. Adrian** as such **Trustees**.

Witness my hand and seal this the 18th day of October, 2019.

My Commission expires March 3, 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John T. Adrian, Sr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of October, 2019.

My Commission expires March 3 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth J. Adrian** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of October, 2019.

My Commission expires March 3. 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN