Karen Johnson Davidson County
Batch# 326419 DEEDWARR
12/06/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,070.15
20191206-0126336

#35180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
MAC LLC	MAC LLC	129 02 0 052.00
(NAME) 1028 Vaughn Crest Dr	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS) 1028 Vaugh Crest Dr	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Franklin, TN 37069	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert K. Hardwick, Executor of the Estate of Gerald Adams, deceased** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MAC LLC, a limited liability company**, 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. 2 on the Plan of West Meade Farms, Inc., Section 4, as of record in Book 1835, Page 94, Register's Office for said County.

Said Lot No. 2 fronts 200 feet on the westerly side of Vaughns Gap Road and runs back 514.3 feet on the northerly line and 449.5 feet on the southerly line to a dead line, measuring 258.7 feet thereon.

Being the same property conveyed to Gerald Adams and wife, Carole Anita Adams by Warranty Deed from Daniel J. Gieseler, Jr., and wife, Ruth Ann M. Gieseler dated November 17, 1972 and recorded November 17, 1972 in Book 4656, Page 680, in said Register's Office for Davidson County, Tennessee.

The same Carole Anita Adams having since died, leaving Gerald Adams the sole surviving tenant by the entirety. The said Gerald Adams died testate on September 23, 2019, appointing Richard K. Hardwick as Executor, as evidenced by his Last Will and Testament filed under Docket No. 19P-1803, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County, Tennessee. Said Last Will and Testament having vested title in decedent's real property in the executor of the estate.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1911624SSO

unimproved ☐
This is improved ☒ property, known as 259 Vaughns Gap Road, 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 hands this 5th day of Dec, 2019

X _____
Robert K. Hardwick, Executor of the Estate of Gerald Adams, deceased

STATE OF ALABAMA

COUNTY OF St. Clair

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert K. Hardwick with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Executor of the Estate of Gerald Adams, deceased, the within named bargainor, and that he as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2019.

_____
Notary Public

My Commission Expires: 6/20/23

(SEAL)

File Number: GRN-1911624SSO

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

