THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426202

Karen Johnson Davidson County
Batch# 396952 **DEEDWARR**
05/07/2020 11:55:26 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20200507-0047698

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $339,900.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-31-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan E. Hansen 706 Douglas Avenue Nashville TN 37207	New Owner	Tax Parcel ID No. 071-16-0-255.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amber Adkerson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan E. Hansen**, an unmarried woman ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 55 feet of the Westerly 110 feet of Lots 262, 263, 264 and 265, on the plan of Oakwood Park, as shown of record in Plat Book 421, page 12, 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 part of said lots fronts 55 feet on the Southerly side of Mile End (Douglas) Avenue, and runs back between parallel lines 113 feet, more or less, to the northerly line of lot no. 266 in said Subdivision.

Being the same property conveyed to AMBER ADKERSON, by deed from VERNON THOMAS KEESEE, JR., of record in Instrument No. 20190606-0054361 , dated May 24, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 071-16-0-255.00.

Matters shown on the Plan of record in Plat Book 421, page 12, said Register's Office.

Easement(s) of record in Book 8491, page 274, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20190829-0087143, said Register's Office.

This is improved property located at 706 Douglas Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of May, 2020.

Amber Adkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amber Adkerson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022