(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 444056 DEEDWARR
07/27/2020 09:45:41 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20200727-0081864

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adcock Investments, LLC	New Owner	075-04-0-245.00
(NAME)	(NAME)	
2082 Brookstone Dr.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet. TN 37122		
(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, **D & B Enterprises, a Tennessee general partnerhsip,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adcock Investments, LLC, a Tennessee limited liability company,,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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 2B from the re-subdivision of Lot No. 2 Addition to Tulip Grove, of record in Book 7900, page 214, Register's Office for Davidson County, Tennessee, as shown on the survey prepared by Ragan-smith-Murphy & Associates, Inc., to which plan reference is hereby made for a more complete and accurate description.

Together with that certain easement described in the Easement Record Book 8190, page 821, Register's Office for said County.

BEING the same property conveyed to D & B Enterprises, a Tennessee General Partnership composed of Gary N. Dayton and wife Doris A. Dayton, as joint tenants with the right of survivorship, and Johnny L. Beaty and wife Norma S. Beaty, as joint tenants with the right of survivorship, by Warranty Deed from Olderman Realty & Development Company, a Georgia Corporation, dated August 12, 1991, of record in Book 8419, page 898, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4605 Andrew Jackson Pkwy, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5190, page 354 and Book 7900, page 214; restrictions of record in Book 5346, page 529; easement of record in Book 8190, page 821; lease of record in Book 8186, page 106; all of record in the Register's Office for Davidson County, Tennessee.

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 my/our hands this 23rd day of July, 2020.

D & B Enterprises, a Tennessee general partnerhsip

By: Gary N. Dayton
Its: General Partner

By: Johnny L. Beaty, Trustee of the Johnny L. Beaty Revocable Living Trust Agreement
Its: General Partner

By: Norma S. Beaty, Trustee of the Johnny L. Beaty Revocable Living Trust Agreement
Its: General Partner

By: Johnny L. Beaty, Trustee of the Norma S. Beaty Revocable Living Trust Agreement
Its: General Partner

By: Norma S. Beaty, Trustee of the Norma S. Beaty Revocable Living Trust Agreement
Its: General Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gary N. Dayton, Johnny L. Beaty, Trustee of the Johnny L. Beaty Revocable Living Trust Agreement, Norma S. Beaty, Trustee of the Johnny L. Beaty Revocable Living Trust Agreement, Johnny L. Beaty, Trustee of the Norma S. Beaty Revocable Living Trust Agreement, and Norma S. Beaty, Trustee of the Norma S. Beaty Revocable Living Trust Agreement, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be General Partner of D & B Enterprises, a Tennessee general partnerhsip and that they as such General Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as General Partner .

WITNESS my hand and official at Franklin, Tennessee, seal this 23rd day of July, 2020.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

File No.: 32217