Box 14

File 33647-8

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

CRT File No. 200728958

Karen Johnson Davidson County
Batch# 464159 DEEDWARR
08/26/2020 09:44:40 AM 2 pgs
Fees: $13.00 Taxes: $8,695.00
20200826-0096591

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2020.

Notary Public
My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wes Barton 5925 Sedberry Road Nashville TN 37205	New Owner	Tax Parcel ID No. 116 09 0 032.00

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, **David W. Adams, Trustee of the David W. Adams Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wesley Barton and Kelly Barton, husband and wife**, ("Grantees"), his 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 Lot No. 326 on the Plan of Hillwood Estates, Section 12 of record in Book 2663, Page 109 Register's Office for said County.

Said Lot No. 326 fronts 175 feet on the Easterly margin of Sedberry Road and extends back 250 feet on the Northerly line and 250 feet on the Southerly line to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to David W. Adams, Trustee of the David W. Adams Living Trust, by Quitclaim Deed from David W. Adams, of record in Instrument No. 20200304-0023797, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020 and recorded on March 04, 2020.

Being the same property conveyed to David Adams, by Warranty Deed from Peter Bream, Jr., unmarried and Mary Kurtz Bream, now known as Patricia Kurtz, unmarried, of record in Instrument No. 20180604-0052775, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018 and recorded on June 04, 2018.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates Section 12, as recorded in Plat Book 2663, Page(s) 109.

This is improved property located at 5925 Sedberry Road Nashville TN 37205

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 25th day of August, 2020.

David W. Adams Living Trust

BY: David W. Adams, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the David W. Adams Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022