This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9078-RR

Karen Johnson Davidson County
Batch# 487747 DEEDWARR
10/01/2020 02:20:11 PM 2 pgs
Fees: $13.00 Taxes: $1,690.90
20201001-0113648

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-20-2621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $457,000.00.

Paul B. Adler
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

Notary Public
My Commission Expires: 1-3-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brewer Adams and Leigh Adams 2621 South Highlands Drive Nashville, TN 37221	CapStar Bank 2002 Richard Jones Rd Ste 400 Nashville, TN 37215	142-16-0C-029-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael T. Skaggs, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brewer Adams and Leigh Ruffin Adams, a married couple**, hereinafter called the Grantee(s), his/her/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. 29 on the Plan of Devon Highlands, Phase II of record in Plat Book 6900, Page 398, and amended in Book 7900, Page 517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael T. Skaggs, unmarried by Warranty deed from Christopher C. Puri and wife, Melissa S. Puri of record in Instrument No. 20121106-0102420 Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 06, 2012.

**Rosemary Skaggs joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2621 South Highlands Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of September, 2020.

GRANTOR:

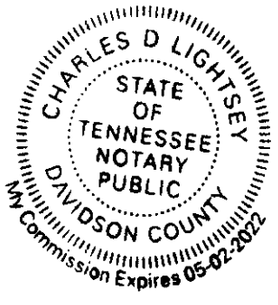
Michael T. Skaggs

Rosemary Skaggs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael T. Skaggs and Rosemary Skaggs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2020.



Notary Public
My Commission expires: 5-2-22