THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 564831 DEEDWARR
02/01/2021 09:28:37 AM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20210201-0013903

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **324,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry T. Adams, Trustee & Kellene H. Adams, Trustee	owners	MAP 132-09-0B-
8255 Dalewood Court		PARCEL 222.00-CO
Brentwood, TN 37027		
(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, WE, **Susan A. Kirven, Sandra H. Wood, Michael A. Hardwick, and Jeanmarie H. Snyder, devisees under the Will of Kathleen M. Morgan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry T. Adams, Trustee, and Kellene H. Adams, Trustee, the Trustees of the Adams Revocable Living Trust dated April 5, 2018**

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:

A Certain Tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 222 of Brattlesboro Place Condominiums a horizontal property regime established by Master Deed of record in Book 6313, Page 496, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen M. Morgan, an unmarried woman, by Warranty Deed from James R. Wyatt, III, and wife, Stephanie G. Wyatt, of record in Book 9200, Page 742, Register's Office for Davidson County, Tennessee, dated December 23, 1993 and recorded on December 28, 1993.

Kathleen M. Morgan, having deceased on or about August 10, 2020,, leaving her Last Will and Testament filed in Probate Case No. 20P1567, Circuit Court of Davidson County, Tennessee, devising the subject property to Susan A. Kirven, Sandra H. Wood, Michael A. Hardwick and Jeanmarie H. Snyder.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 5200, Page 731 and Plat Book 6050, Page 79; (3) the Master Deed establishing a Horizontal Property Regime of Brattlesboro Place Condominium, of record in Book 6313, Page 496; (4) Charter of Brattlesboro Place Homeowner's Association of record in Book 6788, Page 626, amended in Book 7866, Page 378 and amended in Book 8349, Page 576; (5) Storm Water Detention Agreement of record in Book 6234, Page 481; (6) Sewer Line Easement of record in Book 6054, Page 546; (7) Arbitration Agreement of record in Book 8438, Page 206; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9) Subject to rights of others in and to the common areas and/or elements; (10) all visible easements; (11) all applicable governmental and zoning regulations.

This is IMPROVED property known as **226 Brattlesboro Place, Nashville, TN 37204.**

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 the 29th day of January, 2021.

Sandra H. Wood

Susan A. Kirven by Sandra H. Wood, attorney in fact
Susan A. Kirven by Sandra H. Wood, Attorney-in-Fact

Michael A. Hardwick

Jeanmarie H. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra H. Wood, Michael A. Hardwick and Jeanmarie H. Snyder** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of January, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra H. Wood** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Susan A. Kirven**, as her Attorney in Fact, as the free act and deed of the within named **Susan A. Kirven**.

Witness my hand and official seal this the 29th day of January, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE