WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

Margaret R. Reams
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

DM-SB-TAG-21-205

Karen Johnson Davidson County
TAFF Batch# 593680 **DEEDWARR**
03/17/2021 11:42:29 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20210317-0035269

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William C Adams	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
205 Forrest Park Rd	**2050 Parkway Office Circle**	**043 13 0 127.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-3866	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANDON L STRUBLE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM C ADAMS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Southerly 50 feet of the Northerly 150 feet of the Westerly 150 feet of Lot No. 1 on the Forest Park, Average Tracts, as of record in Book 843, Page 45, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 1 fronts 50 feet on the Easterly side of Forest Park Road and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Landon L. Struble, an unmarried man, by Quitclaim Deed from Bradley Leland Anderson n/k/a Landon L. Struble, an unmarried man, of record in Instrument No. 20160426-0040390, in the Register's Office of Davidson County, Tennessee, dated April 21, 2016 and recorded on April 26, 2016.

Being the same property conveyed to Bradley Leland Anderson, an unmarried man, by Warranty Deed from Lindsey Petrosky, sole heir at law and Administratrix of the Estate of Christopher Joseph Petrosky, of record in Instrument No. 20140723-0065296, in the Register's Office of Davidson County, Tennessee, dated July 11, 2014 and recorded on July 23, 2014.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Forest Park, Acreage Tracts, as recorded in Plat Book 843, Page(s) 45.

- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Forrest Park Rd, Madison, Tennessee 37115-3866**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 12th DAY OF MARCH, 2021.

Landon L Struble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANDON L STRUBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212