WARRANTY DEED

Karen Johnson Davidson County
Batch# 676831 DEEDWARR
07/14/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210714-0094780

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Lee Henley	Churchill Mortgage Corporation	120 05 0 191.00
(NAME) 334 Glenpark Drive	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donnie S. Adkins, Trustee of the Layton James Adkins Revocable Trust dated March 15, 1997**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Lee Henley, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5D13 on the plan of Glengarry Park, Section 5D, as of record in Book 3600, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 5D13 fronts 80.0 feet on the southerly side of Glenpark Drive and extends back between lines, measuring 150.0 feet on the northeasterly line 150.0 feet on the southwesterly lint to a line in the rear measuring 102.8 feet thereon.

Also being the same property conveyed to L. James Adkins and wife, Agnes Adkins, as tenants by the entirety by Warranty Deed from David K. Sparkman and wife, Sherry L. Sparkman, of record in Book 5804, Page 174, Register's Office of Davidson County, Tennessee, dated October 6, 1981 and recorded on October 7, 1981. Agnes Adkins died January 23, 1993.

Also being the same property conveyed to Layton James Adkins, Trustee U/A/D 3-15-97 and any amendments thereto by Quitclaim Deed from L. James Adkins, of record in Book 10542, Page 714, Register's Office of Davidson County, Tennessee, dated March 15, 1997 and recorded on July 25, 1997.

Being the same property conveyed to Layton James Adkins, Jr. by Quitclaim Deed from Layton James Adkins, Trustee U/A/D 3-15-97, of record in Instrument No. 20071026-0126730, Register's Office of Davidson County, Tennessee, dated October 26, 2007 and recorded on October 26, 2007.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 334 Glenpark Drive, Nashville, TN 37217

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 9th day of July, 2021.

Donnie S. Adkins, Trustee of the Layton James Adkins Revocable Trust dated March 15, 1997

BY Donnie Adkins

Donnie S. Adkins
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Donnie S. Adkins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of the Layton James Adkins Revocable Trust dated March 15, 1997, the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021.

Date

Christie Daniels

Affiant Signature

July 13, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY