WARRANTY DEED

FILE BOX 19B
05-05-011-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of May, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ADAMS FAMILY PARTNERS, LP A TENNESSEE LIMITED PARTNERSHIP	" NEW OWNER "	105-01-0
(NAME)	(NAME)	175.00
1300 Tremont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (Z	

Davidson County DEEDWARR
Recvd: 05/18/05 15:48 2 pgs
Fees:13.00 Taxes:518.00

20050518-0056298

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DENNIS MORENO, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADAMS FAMILY PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the West 48 feet of Lot No. 46 and the East 16 feet of Lot No. 47 on Boyd's Subdivision of record in Book 21, page 83, Register's Office for Davidson County, Tennessee.

SAID parts of lots adjoin and front together 64 feet on the North side of Tremont Street and run back between lines 155 feet, more or less, on the East line and 167 feet, more or less, on the West line to a dead line in the rear on which it measures 66 feet, more or less.

BEING the same property conveyed to DENNIS MORENO, UNMARRIED by Deed from SYLVIA R. RUSKIN, MARRIED, dated June 19, 2000, of record as Instrument No. 20000626-0063041, Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1300 Tremont Drive, Nashville, TN, 37212.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 16th day of May, 2005.

Dennis Moreno

DENNIS MORENO

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 **DENNIS MORENO, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of May, 2005.

My Commission Expires: 03/31/07

Notary Public

