BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
BW

Davidson County DEEDWARR
Recvd: 06/02/06 13:53 2 pgs
Fees:13.00 Taxes:1017.50
20060602-0065207

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Adam Walker	CITIMORTGAGE	082-09-0 D
306 Taylor Street	1000 Technology Dr	GROUP
Nashville, Tennessee 37208	O'FALLON, MO 63368	PARCEL 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Two Hundred Seventy Five Thousand Dollars and Zero Cents ($275,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Chadwick Ryan James, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Adam Walker, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 306 as shown on the site Plan attached as Exhibit B to the Master Deed and By-Laws establishing The Taylor, a Townhouse, of record as Instrument No. 20031020-0154607 in the Register's Office for Davidson County, Tennessee, and being located upon Lot No. 2 on the Plan of the Resubdivision Lot 2 and Part of Lot 1 on the Plan of P.A. Smith Subdivision of record as Instrument No. 20030220-0022515 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Carmen Busceme James and Chadwick Ryan James, wife and husband, by deed dated October 24, 2003, from Lawrence Bros., LLC, a Tennessee limited liability company, of record as Instrument No. 20031029-0159093 and re-recorded as Instrument No. 20031112-0165347 in the Register's Office for Davidson County, Tennessee; the said Carmen Busceme James having since conveyed her interest in subject property to Chadwick Ryan James by Quitclaim Deed dated July 27, 2004, of record as Instrument No. 20040803-0092939 in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 306 Taylor Street, Nashville, Tennessee 37209

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/her 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 heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 31st day of May, 2006.

Chadwick Ryan James

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Chadwick Ryan James, the bargainor, 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 Nashville, Tennessee, this 31st day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

