WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September 2011

Notary Public:

MY COMMISSION EXPIRES: 11/2/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ellen G. Adams	NEW OWNER	Parcel ID:
1358 General George Patton Rd.		142090E14400
Nashville, TN 37221		

FOR AND IN 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

Richard M. Nicholls, Sr. and wife, Patsy J. Nicholls, a/k/a Patricia C. Nicholls and R. Seth Cooper and wife, Suzanne Cooper

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ellen G. Adams and husband, David M. Adams

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:

BEING Unit No. 1358, together with the Carport designated No. 1358-C, in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Phase One, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Richard M. Nicholls, Sr. and wife, Patsy J. Nicholls, a one-half undivided interest, by Quitclaim Deed from R. Seth Cooper and wife, Suzanne Cooper, of record in Book 8865, Page 956, said Register's Office. And being the same property conveyed to R. Seth Cooper and wife, Suzanne Cooper, by deed from Katherine T. Osten of record in Book 8865, Page 948, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6392, Page 321; Book 6226, Page 9; and Book 6226, Page 18, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Pages 705 and 706, said Register's Office.

Power of Attorney of record in Instrument 20110919-0072432, said Register's Office.

Patsy J. Nicholls and Patricia C. Nicholls being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1358 General George Patton Rd., Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20110058026 DEEDWARR
Recvd: 09/19/11 12:37 2 pgs
Fees:13.00 Taxes:606.80
20110919-0072433

Witness our hands this 15th day of September, 2011.

Richard M. Nicholls, Sr.

Patsy J. Nicholls aka Patricia C. Nicholls

R. Seth Cooper by Suzanne Cooper his Attorney in Fact

Suzanne Cooper

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 Richard M. Nicholls, Sr., Patsy J. Nicholls aka Patricia C. Nicholls, and Suzanne Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Suzanne Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of R. Seth Cooper as his/her/their Attorney in Fact as the free act and deed of the within named R. Seth Cooper.

Witness my hand and official seal at Nashville, Tennessee the 15th day of September, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.