File No. 130122

WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130026453 DEEDWARR
Recvd: 04/02/13 10:47 2 pgs
Fees:13.00 Taxes:5735.00

20130402-0032272

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg C. Adams	New Owner	117-13-0B-052.00
(NAME)	(NAME)	
802 Foster Hill		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Williams Partners, G.P., a Tennessee General Partnership with Elizabeth Williams Newman, Anna Williams Rapp and John Brian Williams each having a one-third ownership interest in the partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg C. Adams and Jeannine Adams, husband and wife, 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:

LAND in Davidson County, Tennessee, being Lot No. 802 on the Plan of Phase One of Abbottsford, as shown on plat of record in Plat Book 6250, Pages 419-421, as amended in Book 6771, Page 683 and corrected in Book 6800, Page 164, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Williams Partners, G.P., a Tennessee General Partnership with Elizabeth Williams Newman, Anna Williams Rapp and John Brian Williams each having a one-third ownership interest in the partnership, by Quitclaim Deed from Donald E. Williams, Trustee of the Donald E. Williams 1999 Personal Residence Trust, dated 7/7/09 and recorded 7/9/09 in Instrument Number 20090709-0064074, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, Page 177; amended in Book 6530, Page 242, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 6537, Page 303; amended and restated in Book 8106, Page 1; further amended in Book 10458, Page 810 and Instrument Number 20010330-0030930; amendment to By-Laws of record in Book 8627, Page 254 and Book 9381, Page 876, said Register's Office.

Subject to HOA Charter of record in Book 6548, Page 213, said Register's Office.

Subject to Conveyance of Common Area of record in Book 7175, Page 761, said Register's Office.

Subject to Storm Water Detention Agreement of record in Book 6555, Page 328, said Register's Office.

Subject to Easements of record in Book 1037, Page 572 and Book 1286, Page 690, said Register's Office.

File No. 130122

unimproved ☐

This is improved ☒ property, known as 802 Foster Hill, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 21st day of March, 2013.

Williams Partners, G.P.

By: _____

Anna Williams Rapp, Managing Partner

3/20/13

STATE OF GEORGIA

COUNTY OF GWINNETT

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anna Williams Rapp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be managing partner of Williams Partners, G.P., a Tennessee General Partnership, the within named bargainor, a partnership and that she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as managing partner.

Witness my hand and official seal this 21st day of March, 2013.

Commission expires: 8/22/2014

3/20/13

Notary Public

MARIO JAKIC
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Aug 22, 2014