THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31346-07-2013** **File Box # 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2013. Notary Public My Commission Expires: 5/3/16

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Micah Lacher David Dorris 2002 Richard Jones Rd. Suite C208 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 120 A 00900 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan D. Adams, Inc.**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micah Lacher** and **David Dorris** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1901 18th Avenue South, #102-M, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130072205 DEEDWARR
Recvd: 08/21/13 10:46 3 pgs
Fees:18.00 Taxes:185.00
20130821-0088088

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2013.

GRANTOR:

ALAN D. ADAMS, INC.
a Tennessee corporation

By: _____
Alan D. Adams, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named ALAN D. ADAMS, 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 and who further acknowledged that he is the President of Alan D. Adams, Inc., a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 30th day of July, 2013.



_____
Notary Public

My Commission Expires: 5/3/16

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 102-M, together with the appurtenant interest in the common elements of Magnolia Wedgewood Condominium, a horizontal property regime established by Master Deed of record in Book 6258, page 718, amended in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Master Deed.

Being the same property conveyed to Alan D. Adams, Inc. by deed dated March 24, 1993, from State Street Bank and Trust Company as Trustee, of record in Book 8919, pae 643, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. Charter of Incorporation of Magnolia Wedgewood Condominium Association, Inc. of record in book 6225, page 168, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Magnolia Wedgewood Condominium, of record in Book 6258, page 718, amended in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.