WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106783 DEEDWARR
Recvd: 12/26/13 09:03 2 pgs
Fees:13.00 Taxes:529.10

20131226-0129678

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $143,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2013

Notary Public
My Commission expires: 7-3-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Adkins	Pinnacle Bank	105040A00400CO
14 Garden Street Unit D	150 3rd Ave S #900	
Nashville, TN 37210	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel J. Burt and wife, Amanda L. Burt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Adkins and Stephani Adkins, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit D of Garden Street Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Garden Street Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130312-0024452, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Garden Street Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130312-0024452, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Daniel J. Burt and wife, Amanda L. Burt from Coffee County Bank by Warranty Deed on February 26, 2010, of record in Instrument Number 20100304-0016659, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the in the Master Deed of record in Instrument Number 20130312-0024452, Register's Office for Davidson County, Tennessee.
- Subject to all Matters on the Plan of Subdivision of the Mansion House Lot in Trimble Addition to Nashville of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130311-0024188, Register's Office for Davidson County, Tennessee.

This is improved property known as: **14 Garden Street Unit D, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 20, 2013.

Daniel Burt

Amanda Burt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel J. Burt and wife, Amanda Burt** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20, 2013

My commission expires 8/9/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY