BILL GARRETT, Davidson County
Trans:T20140000735 DEEDWARR
Recvd: 01/06/14 08:32 3 pgs
Fees:18.00 Taxes:777.00
20140106-0000941

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me as of the 31st day of December, 2013.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
John Shea and Ray Booth 1132 Travelers Ridge Dr Nashville, TN 37220	1128 Travelers Ridge Drive Nashville TN 37220	14507006700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Adex Corporation**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **John Shea and Ray Booth, as joint tenants with the right of survivorship** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Inns of Granny White of record in Plat Book 6250, Page 460, revised in Plat Book 6900, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Paul E. Cook by Warranty Deed from Security Federal Savings and Loan Association of Nashville of record at Book 8316, Page 124, Register's Office for Davidson County, Tennessee, dated March 22, 1991 and recorded on March 26, 1991.

Being the same property conveyed to Adex, LLC, a Tennessee limited liability company by Quitclaim Deed from Paul E. Cook D/B/A Adex Corporation of record at Book 11134, Page 781, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on September 30, 1998.

Being the same property conveyed to Adex Partners, a Tennessee general partnership, composed of Paul E. Cook and Michael B. McKee by Quitclaim Deed from Adex, LLC, a Tennessee limited liability company of record at Instrument No. 20021122-0145325, Register's Office for Davidson County, Tennessee, dated November 20, 2002 and recorded on November 22, 2002.

Being the same property conveyed to Paul E. Cook and Michael B. Mckee, joint tenants with right of survivorship by Quitclaim Deed from Adex, LLC, a Tennessee limited liability company of record at Instrument No. 20070124-0009958, Register's Office for Davidson County, Tennessee, dated January 12, 2007 and recorded on January 24, 2007.

Being the same property conveyed to Adex Corporation by Quitclaim Deed from Paul E. Cook and Michael B. Mckee, joint tenants with right of survivorship of record at Instrument No. 20140106-0000939, Register's Office for Davidson County, Tennessee, dated December 31, 2013

Being the same property conveyed to Adex Corporation by Quitclaim Deed from Adex Partners, a Tennessee general partnership, composed of Paul E. Cook and Michael B. McKee of record at Instrument No. 20140106-0000940, Register's Office for Davidson County, Tennessee, dated December 31, 2013

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements or claims of easements not shown by the Public Records.

3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

4. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 460, revised in Plat Book 6900, Page 125, Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6566, Page 473, Book 6799, Page 383, amended in Book 8598, Page 423 and Instrument No. 20060308-0027157, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped

persons.

6. Charter of Inns of Granny White Homeowner's Association of record in Book 8741, Page 252, Register's Office for Davidson County, Tennessee.

7. Easement for Bridal Path reserved in Book 1108, Page 460, Register's Office for Davidson County, Tennessee.

8. Subject to terms and conditions of Construction and Utility Easement Agreement in Instrument Number 20030102-0000114, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their assigns and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto as of the 31st day of December, 2013.

Adex Corporation, a Tennessee corporation

BY: _____
Michael B. McKee, Corporate Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Michael B. McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Corporate Secretary of the within named bargainor, Adex Corporation, a Tennessee corporation, and that he in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Corporate Secretary.

Witness my hand and official seal in Nashville, Tennessee this 31st day of December, 2013.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016