THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140008003 DEEDWARR
Recvd: 02/04/14 10:53 3 pgs
Fees:18.00 Taxes:1988.75

20140204-0009769

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 537,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. Adams | New owner | MAP 118010Q10800CO & |
| 2905 12th Ave S & 1205 Paris Ave | 2905 12th Ave South | PARCEL 118010Q21400CO |
| Nashville, TN 37204 | Nashville TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **Hal Pickel**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David W. 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:

Tract 1:
Land in Davidson County, Tennessee being Unit 108, 12th Avenue Residential Condominium, as shown on Exhibit "B" to the Declaration of record in Instrument Number 20110324-0022881, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements as described therein.

Being the same property conveyed to Hal Pickel by Warranty Deed from 12th & Paris, LLC, a Tennessee limited liability company, of record in Instrument No. 20120216-0013845, Register's Office for Davidson County, Tennessee, dated February 13, 2012.

Tract 2:
Land in Davidson County, Tennessee being Unit 214, 12th Avenue Residential Condominium, as shown on Exhibit "B" to the Declaration of record in Instrument Number 20110324-0022881, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements as described therein.

Being the same property conveyed to Hal Pickel by Warranty Deed from 12th & Paris, LLC, a Tennessee limited liability company, of record in Instrument No. 20120216-0013844, Register's Office for Davidson County, Tennessee, dated February 13, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2905 12th Ave S & 1205 Paris Ave, Nashville, TN 37204.**

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 the 3rd day of February, 2014.

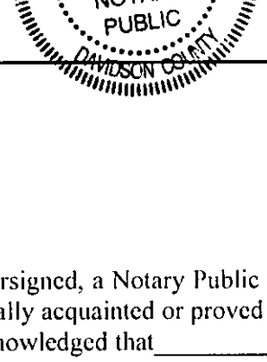
Hal Pickel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hal Pickel** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of February, 2014.

My Commission expires: 10/19/16




Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of February, 2014.

My Commission expires: _____

_____
Notary Public