Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 110
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
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. 31869-06-2014**	The actual consideration or value, whichever is greater, for this transfer is: $199,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-11-2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Amelia Shaw 4225 Harding Pike, #502 Nashville, TN 37205	New Owner	Map and Parcel No.: 103 160 C 50200 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, **Emily Pearson Adams, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amelia Shaw, unmarried and Timothy Charles Shaw and Charlene Jones Shaw, husband and wife** ("Grantee"), its successors, 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 4225 Harding Pike, #502, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

David R. Adams, spouse of Emily Pearson Adams, joins in the execution of this instrument to convey any marital interest he may have in subject property.

BILL GARRETT, Davidson County
Trans:T20140055170 DEEDWARR
Recvd: 07/30/14 10:44 3 pgs
Fees:18.00 Taxes:736.30
20140730-0067835

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2014.

Emily Pearson Adams

David R. Adams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Emily Pearson Adams and David R. Adams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 502 on the Plan of Wellington Arms, of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897, amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Emily M. Pearson, unmarried, by deed from Alec Douglas Scott-Barnes, married, of record in Instrument No. 20120321-0023987, Register's Office for Davidson County, Tennessee. Emily M. Pearson having married and now being known as Emily M. Pearson Adams.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 103 160 C 50200 CO.
2. Charter of Incorporation of Wellington Arms Homeowner's Association, Inc. of record in Book 5833, page 312, 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 Wellington Arms Condominium, of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, 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.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 316, Register's Office for Davidson County, Tennessee.