BILL GARRETT, Davidson County
Trans:T20140060126 DEEDWARR
Recvd: 08/15/14 10:03 2 pgs
Fees:13.00 Taxes:1757.50

20140815-0073847

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#26276-2

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Greg C. Adams and Jeannine D. Adams	Shelter Lending Services	**104021E00100CO**
3189 Parthenon Ave, Unit 1	2550 Meridian Blvd. Ste. 100	
Nashville, TN 37203	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marcus H. Mendenhall and wife, Cheryl L. Mendenhall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg C. Adams and Jeannine D. Adams, husband and wife

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:

LAND in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of The Rise at West End Park (f/k/a Parthenon II Townhomes), a horizontal property regime with private elements established by Master Deed and By-Laws of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed and being located upon Lot Nos. 78 and 79 on the Revised Plan of West End Park of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marcus H. Mendenhall and wife, Cheryl L. Mendenhall, by Warranty Deed dated February 28, 2008, from Wilson P. Burton, Jr., and wife, Joy K. Burton, of record in Instrument No. 20080229-0020110, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the Amendment to the Master Deed of record in Instrument No. 20070913-0110095, said Register's Office;

2) All matters shown on the Plans of record in Book 421, Pages 82 and 83, Register's Office of Davidson County, Tennessee;

3) Master Deed and By-Laws of The Rise at West End Park (f/k/a Parthenon II Townhomes), of record in Instrument No. 20060925-0118556 and amended in Instrument 20070913-0110095, Register's Office for Davidson County, Tennessee;

4) Charter of The Rise at West End Park Townhomes Corporation of record in Instrument No. 20070913-0110096, said Register's Office; and,

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

5) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **3189 Parthenon Avenue, Unit 1, Nashville, TN 37203**.

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 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/our hand(s) this **13th** day of **August, 2014.**

Marcus H. Mendenhall

Marcus H. Mendenhall

Cheryl L. Mendenhall

Cheryl L. Mendenhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marcus H. Mendenhall and wife, Cheryl L. Mendenhall,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **13th** day of **August, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY