WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008036 DEEDWARR
Recvd: 02/02/15 13:31 2 pgs
Fees:13.00 Taxes:899.10
20150202-0009533

R-VRES-14-2905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David W. Adams	NEW OWNER	
(NAME)	(NAME)	**118-1-Q-107.00 CO**
2512 Belmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JENNIFER J. LEE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID W. ADAMS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 107, 12TH AVENUE RESIDENTIAL CONDOMINIUM, as established under Declaration of record in Instrument No. 20110324-0022881, in the Register's Office, Davidson County, Tennessee, to which Declaration reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jennifer J. Lee, unmarried by Warranty Deed from 12th & Paris, LLC, recorded on the 6th day of January, 2012 in Instrument No. 20120106-0001722, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Declaration of 12th Paris Master Condominium recorded in Instrument No. 20091006-0093140 and Declaration of 12th Avenue Residential Condominium recorded at Instrument No. 20110324-0022881, confirmed at Instrument No. 20110325-0023142, said Register's Office.
- Charter of Homeowners' Association, recorded at Instrument Nos. 20091007-0093509 and 20091008-0093706, said Register's Office.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20080811-0082119, said Register's Office.
- Easement to Comcast, recorded in Instrument No. 20090108-0002143, said Register's Office.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities, recorded at Instrument No. 20080811-0082116, said Register's Office.
- Application to Combine Parcels, recorded at Instrument No. 20080908-0091479, said Register's Office.
- Matters shown on a survey prepared by Barge Waggoner Sumner Cannon, Inc., John M. Duffer, TN RLS No. 1431, dated February 22, 2008.
- Notice of Lease and Right of First Refusal, recorded at Instrument No. 20060425-0047389 and Assignment of Rights and Claims and Release recorded at Instrument No. 20110401-0025122, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2905 12th Avenue South, #107, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JANUARY, 2015.

Jennifer J. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER J. LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212