This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1011**

BILL GARRETT, Davidson County
Trans:T20150014048 DEEDWARR
Recvd: 02/26/15 10:06 2 pgs
Fees:13.00 Taxes:259.00
20150226-0016526

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/20/2015,** by and between **Kenneth Titus, and Jimmie Adam IV,** parties of the first part, and **Nicholas Martin DBA Bear Creek Properties,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Dalewood Subdivision, Section V, as of record in Book 4175, page 84, Register's Office for said County.

Said Lot No. 11 fronts 98.0 feet on the south side of Cooper Lane and extends back 165.0 feet on the east line and 165.0 feet on the west line to a dead line measuring 98.0 feet thereon.

Being the same property conveyed to Kenneth Titus and Jimmie Adam, IV by deed from Edith D. Sommerville, dated 02-20-15, of recorded in Instrument Number 20150226-0016524, in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Edith D. Sommerville, by Decree for Redemption from National Tax Assistance Corp., recorded 04/04/2005, in Instrument Number 20050404-0036590, in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **07305020900**
☒ Improved **2050 Cooper Lane, Nashville, TN 37216**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kenneth Titus by Jimmie Adam IV as attorney in fact — Jimmie Adam IV

Kenneth Titus
By: Jimmie Adam IV,
Attorney-in-fact

STATE OF **Tennessee**
COUNTY OF **Davidson**
On this 20th day of February, 2015, before me personally appeared Jimmie Adams IV, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the Attorney-in-fact for Kenneth Titus and that as said Attorney-in-fact he executed the within Warranty Deed fro the purposes therein contained by signing the name of Kenneth Titus, as his free act and deed.

Witness my hand and Notarial Seal this 20th day of February, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**
COUNTY OF **Davidson**
On this 20th day of February, 2015, before me, the undersigned, a Notary Public in and for said County, personally appeared Jimmie Adam IV to me known (or proved on the basis of satisfactory evidence) to be the person (s) described herein, and acknowledged the execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and Notarial Seal this 20th day of February, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Nicholas Martin DBA Bear Creek Properties**

and Address: **2050 Cooper Lane, Nashville, TN 37216**

Mail tax bills to

First Advantage Bank
1430 Madison Street
Clarksville, TN 37040

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 20th day of February, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY