WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-BT-15-3415

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)
Bobby Towns and Lynette Towns	**New Owner**	
(NAME)	(NAME)	
3939 Woodlawn Lane		**104-06-0A-076.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **NANCI C. ADKINS, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BOBBY TOWNS AND LYNETTE TOWNS, HUSBAND AND WIFE,** 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 No. 801-B of Continental Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Continental Condominiums of record in Book 5862, page 589, as amended in Book 6135, page 788; Book 6435, page 549; Book 7475, page 137, and Instrument No. 20051024-0128399 and By-Laws attached as Exhibit "C" thereto of record in Book 5862, page 626, and being shown on plats of record in Plat Book 5200, pages 399, 400, 401, as amended in Book 6135, page 788 and Book 6435, page 549 and revised in Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest inn the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Nanci C. Adkins by Warranty deed from Linda Jean Quigley and Eugene Brooks Quigley, Jr., each acting individually and in their capacity as Personal Representatives of the Estate of Eugene Brooks Quigley, Sr. deceased of record in Instrument No. 20091030-0100262 Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on October 30, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 399, 400 and 401, as amended in Book 6135, Page 788 and Book 6435, Page 549 and revised in Plat Book 6900, Page 43, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5862, Page 589, as amended in Book 6134, Page 788, Book 6435, Page 549, Book 7475, Page 137 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
- By-Laws attached as Exhibit "C" to the aforementioned Master Deed of record in Book 5862, Page 626, in the Register's Office for Davidson County, Tennessee.
- Permanent Overhang easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.
- Certificate of Charter for the Continental Homeowner's Association of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue #801-B , Nashville, Tennessee 37203**.

BILL GARRETT, Davidson County
Trans: T20150052930 DEEDWARR
Recvd: 07/01/15 10:10 2 pgs
Fees: 13.00 Taxes: 351.50
20150701-0063530

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 JUNE, 2015.

Nanci C. Adkins

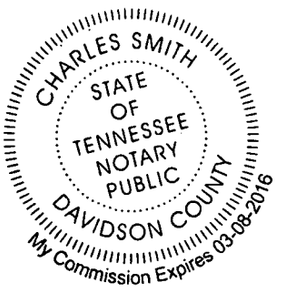
Nanci C. Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCI C. ADKINS, 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 June, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



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