BILL GARRETT, Davidson County
Trans:T20150054940 DEEDWARR
Recvd: 07/08/15 09:22 2 pgs
Fees:13.00 Taxes:1146.63
20150708-0066004

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0736

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2015

Notary Public
Commission Expires: 4-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam Wallace Powers 940 Gale Lane #125 Nashville, TN 37204	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	118050A01500 CO

WARRANTY DEED

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

William R. Parker, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Wallace Powers, single man

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 a lot designated as Building 4, Unit B, and further identified as Parcel Number 15, on the property Tax Map #118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, page 186, as amended in Instrument #20031107-0163683, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to William R. Parker, by Warranty Deed from Joseph E. Hendricks, unmarried, dated 02-15-2006 and recorded 02-17-2006 in Instrument No. 20060217-0019116, Register's Office for Davidson County, Tennessee.

Mary Frances Parker, spouse of Grantor, joins in the execution of this document for the purposes of conveying her marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 940 Gale Lane #125, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2015.

William R. Parker
By: Virginia Degerberg, Attorney in fact

William R. Parker
By: Virginia Degerberg, Attorney in fact

Mary Frances Parker
By: Virginia Degerberg, Attorney in fact

Mary Frances Parker
By: Virginia Degerberg, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of June, 2015, before me personally appeared Virginia Degerberg, to me known to be the person who executed the foregoing instrument on behalf of William R. Parker and Mary Frances Parker as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said William R. Parker and Mary Frances Parker.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2015.

Notary Public

Commission Expires: 1-18-16

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY