BILL GARRETT, Davidson County
Trans:T20150066451 DEEDWARR
Recvd: 08/10/15 16:13 2 pgs
Fees:13.00 Taxes:1202.50
20150810-0079961

Box 44

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2015.

Notary Public

My Commission Expires: 10/7/17

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Battlefield Townhome Cottages, LLC 256 Chester Stevens Road Franklin, TN 37067	New Owner	105 050 529.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD E. ADAMS, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BATTLEFIELD TOWNHOME COTTAGES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND J2K BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Edgehill Estates, Resubdivision of Section Fifty-Eight, of record in Plat Book 4660, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard E. Adams and Angela U. Adams, husband and wife, by deed from Dean White, unmarried of record as Instrument No. 20110823-0065145, dated August 19, 2011, said Register's Office. Being further conveyed to Richard

E. Adams by deed from Angela U. Adams of record as Instrument No. 20130621-0063705, dated June 19, 2013, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4660, page 40, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4220, page 723, Book 4586, page 624 and Book 6236, page 263, said Register's Office.

This is improved property known as: **1426 15th Avenue South, Nashville, TN 37212.**

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 successors and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10 day of August, 2015.

Richard E. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard E. Adams, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of August, 2015

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016