Davidson County DEEDWARR
Recvd: 02/08/16 11:50 2 pgs
Fees:13.00 Taxes:647.50
20160208-0011873

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, ~~whichever is greater~~, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 5th day of February, 2016. Notary Public My commission expires: 3-25-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Pierce Investment Co.	Same	**Map 104-06-0-B Parcel 305-00co**
3314 West End Avenue #305		
Nashville, TN 37203		

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

Shelby L. Adams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pierce Investment Company

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of Park Road Condominiums, AKA West End Park, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, and further amended in Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigned and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee for a more complete identification and description of such unit.

Being the same property conveyed to Shelby L. Adams, unmarried, by Deed dated September 28, 2004 from Ronald C. Ellis and wife, Kelly M. Ellis, of record in Instrument No. 20040930-0118133, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Page 390, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of The Park Road Condominiums, of record in Book 5845, Page 831, 1st Amendment to Master Deed of record in Instrument No. 20071213-0143676, and further amended in Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, said Register's Office. (3) By-Laws of The Park Road Homeowners' Association, Inc. of record in Book 5845, Page 874, Register's Office for Davidson County, Tennessee. (4) Dedication of common areas of record in Book 5845, Page 899, said Register's Office. (5) Articles of Amendment to the Charter of record in Instrument No. 20071221-0146695, said Register's Office. (6) Grant of Underground Utility Easement of record in Instrument No. 20020830-0105416, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **3314 West End Avenue #305, Nashville, TN 37203**

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 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 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 **5th** day of **February, 2016.**

Shelby L. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shelby L. Adams,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **February, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018