Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1068

BILL GARRETT, Davidson County
Trans:T20160022276 DEEDWARR
Recvd: 03/18/16 10:48 2 pgs
Fees:13.00 Taxes:1572.50
20160318-0025835

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Valentine Adams and Joan Doris Adams, Heirs at Law of Christopher John Adams, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Santonastaso and Kim Santonastaso, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 406 together with the allocated parking space and apurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936 and in Instrument No. 20040712-0082926, Register's Office for Davidson County, Tennessee; said Unit being depicted on the site plan attached to said Master Deed as an Exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher Edward John Adams, an unmarried man, by deed from Nathan Montgomery, unmarried, dated December 15, 2004, of record as Instrument No. 20041220-0150836, Register's Office for Davidson County, Tennessee. Christopher Edward John Adams having since died intestate on November 2, 2014. John Valentine Adams and Joan Doris Adams are the sole heirs at law of said Christopher Edward John Adams.

Steven K. Wood having been appointed as Attorney-in-fact for John Valentine Adams and Joan Doris Adams by Power of Attorneys recorded in Instrument No. 20150401-0028458 and 20150401-0028459, respectfully.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1400 Rosa L Parks Blvd Apt 406, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of March, 2016.

John Valentine Adams by Attorney-in-fact
John Valentine Adams
By Steven K. Wood, Attorney-in-fact

Joan Doris Adams by Attorney-in-fact
Joan Doris Adams
By Steven K. Wood, Attorney-in-fact

State of Tennessee)
County of Davidson)

On this the 18th Day of March, 2016, before me personally appeared Steven K. Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Valentine Adams, acknowledged that such persons executed the same as the free act and deed of John Valentine Adams.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

On this the 18th Day of March, 2016, before me personally appeared Steven K. Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joan Doris Adams, acknowledged that such persons executed the same as the free act and deed of Joan Doris Adams.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 425,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of March, 2016.

Notary Public

My Commission Expires: My Commission Expires May 7, 2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kevin Santonastaso 1400 Rosa L Parks Blvd Apt 406 Nashville, TN 37208	New Owner	081-12-0B-406.00