NEW OWNER:

3910 Abbott Martin, LLC
4025 Wallace Lane
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0170

Map 116, Group 11, Parcel 085.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160032430 DEEDWARR
Recvd: 04/20/16 11:19 3 pgs
Fees:18.00 Taxes:1949.90
20160420-0038271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Twenty-Seven Thousand and 00/100 Dollars** (**$527,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **BRITTANY ADAMIAK AND MAREK ADAMIAK**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **3910 Abbott Martin, LLC, a Tennessee limited liability company,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of an unnumbered tract on the map of Royal Oaks Land Co's Subdivision of the Baker Tract of record in Plat Book 421, Page 102 and 103, Register's Office for Davidson County, Tennessee, described according to survey made by Nathan H. Hickerson, Surveyor, July 2, 1951, as follows:

Beginning on the northerly margin of Abbott Martin Road as the southeast corner of the property conveyed to Maxwell G. Horkins and wife by deed from Royal Oaks Land Company, of record in Book 1300, Page 470, Register's Office for Davidson County, Tennessee; thence with said Horkin's

easterly line North 5 degrees, East 238.2 feet to a fence post in the southern boundary line of the Woodmont County Club Property; thence with same along an old wire fence South 87 degrees 30 minutes East 95.7 feet to an iron pin; thence South 4 degrees 15 minutes West 251.9 feet to the northerly margin of Abbott Martin Road; thence with same westwardly 100 feet to the Beginning.

BEING the same property conveyed to Brittany Adamiak and husband, Mark Adamiak, by Warranty Deed from Benjamin J. Tyson and wife, Lesly S. Tyson, dated May 12, 2011, and of record in Instrument No. 20110516-0037120, corrected by Scrivener's Affidavit of record in Instrument No. 20110607-0043552, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3910 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **April, 2016**.

BRITTANY ADAMIAK

MAREK ADAMIAK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRITTANY ADAMIAK AND MAREK ADAMIAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **April, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **527,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of **April, 2016**.

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: September 10, 2018

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY