WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF April, 2016.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160036584 DEEDWARR
Recvd: 05/03/16 11:29 2 pgs
Fees:13.00 Taxes:925.00
20160503-0043438

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyler Ann Willhite	NEW OWNER	
(NAME)	(NAME)	
3626 West End Avenue #205		104-9-H/11.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MELISSA Y. ADAMS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLER ANN WILLHITE,** 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 Unit No. 205, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed and Bylaws of record in Book 7380, Page 470, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Melissa Y. Adams, an unmarried woman by deed from Michael E. Haynes, married, dated January 30, 1998, of record in Book 10777, Page 320, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Master Deed and Bylaws of record in Book 7380, Page 470, Book 8708, Page 501, Book 11545, Page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872, and Instrument No. 20010614-0062797, said Register's Office; Charter of record in Book 6816, Page 574 and Book 7409, Page 646, said Register's Office; and Easement of record in Instrument No. 20151119-0117552, said Register's Office.

unimproved _
This is improved x property, known as 3626 West End Avenue #205, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 28 day of April, 2016

MELISSA Y. ADAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Y. Adams, the bargainor, 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 28 day of April, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019