THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/15/16 10:45 3 pgs
Fees:18.00 Taxes:1992.02
20160815-0084678

WARRANTY DEED

164867

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Culclasure and James A. Covington 3189 Parthenon Avenue, Unit 1 Nashville, TN 37203	New owners	104-02-1E-001.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GREG C. ADAMS and JEANNINE D. ADAMS**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES COVINGTON and spouse, JOHN CULCLASURE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of The Rise at West End Park (f/k/a Parthenon II Town homes), a horizontal property regime with private elements established by Master Deed and By-Laws of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "8" to the aforementioned amendment to Master Deed and being located upon Lot Nos. 78 and 79 on the Revised Plan of West End Park of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greg C. Adams and Jeannine D. Adams, husband and wife, by Warranty Deed from Marcus H. Mendenhall and wife, Cheryl L. Mendenhall, of record on 08/15/2014, at Instrument No. 20140815-0073847, Davidson County Register of Deeds.

This is improved property known as **3189 Parthenon Avenue, Unit 1, Nashville, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 9 day of **August, 2016**:

Greg C. Adams

Jeannine D. 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 **GREG C. ADAMS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of August, 2016:

Notary Public

My Commission Expires: March 3, 2018

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 **JEANNINE D. ADAMS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of August, 2016:

Notary Public

My Commission Expires: March 3, 2018

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$539,500.00~~ $538,385.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 DAY OF AUGUST, 2016:

Notary Public

My Commission Expires: March 3, 2018

True Copy Certification

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