BILL GARRETT, Davidson County
Trans:T20170029463 DEEDWARR
Recvd: 04/07/17 10:43 4 pgs
Fees:23.00 Taxes:832.50
20170407-0034232

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Ronald Lee Booth, III
300 Centerview Dr., Ste. 205
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

A portion of
MAP/PARCEL 105-3-257.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MOSES J. HOLMES, JR., HAROLD ADAMS, JR.,STEPHANIE FUQUA, LAWRENCE ADAMS, LAWRENCE N. HOLMES, WILHELMENIA H. MOORE AND KIMBERLY EDGERS,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **CITY LIMITS CONSTRUCTION, LLC, a Tennessee limited liability company, and RONALD LEE BOOTH, III, a married man, as tenants in common,** hereinafter called the "GRANTEE," his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Units A and B, 1231 2nd Avenue South Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1231 2nd Avenue South Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170404-0032919, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Moses J. Holmes, Jr., Patricia H. Adams, Lawrence N. Holmes, Sammie D. Mitchell and Wilhelmenia H. Moore, by Quitclaim Deed dated June 25, 1997, of record in Book 10518, page 391, Register's Office of Davidson County, Tennessee. The said Patricia H. Adams died intestate on March 11, 2014, and was married at the time of her death to Harold L. Adams, Sr. who died testate on September 5, 2015, devising said property to their three children, Harold Adams, Jr., Stephanie Fuqua and Lawrence Adams, as evidenced in Case No. 15P2007, Davidson County Probate Court. The said Sammie D. Mitchell died intestate on March 11, 2003, and was survived by one child, Kimberly Edgers.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1231 2nd Avenue South, Nashville TN 37210.

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 OUR HANDS, this 4th day of April, 2017.

Moses J. Holmes, Jr.

Moses J. Holmes, Jr.

By: Wilhelmenia H. Moore

Wilhelmenia H. Moore, attorney in fact

Harold Adams, Jr.

Harold Adams, Jr.

By: Wilhelmenia H. Moore

Wilhelmenia H. Moore, attorney in fact

Lawrence N. Holmes

Lawrence N. Holmes

By: Wilhelmenia H. Moore

Wilhelmenia H. Moore, attorney in fact

Wilhelmenia H. Moore

Wilhelmenia H. Moore, individually

Stephanie Fuqua

Stephanie Fuqua

Lawrence Adams

Kimberly Edgers

Kimberly Edgers

STATE OF TENNESSEE }
COUNTY OF RUTHERFORD }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Wilhelmenia H. Moore**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (Warranty Deed) individually, and on behalf of **Moses J. Holmes, Jr.**, and who acknowledged that she executed the same as the free act and deed of the said **Moses J. Holmes, Jr.** for the purposes therein contained by virtue of that one certain Limited Power of Attorney duly executed by the said **Moses J. Holmes, Jr.**, and appearing of record in Record Book _____, page _____, Register's Office of Rutherford County, Tennessee.

Inst# 20170404-0032918

WITNESS MY HAND and official seal at office on this 4th day of April, 2017.

Notary Public

My Commission Expires: _____

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018
RUTHERFORD COUNTY

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Wilhelmenia H. Moore,** with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument (Warranty Deed) on behalf of **Harold Adams, Jr.,** and who acknowledged that she executed the same as the free act and deed of the said **Harold Adams, Jr.**, and for the purposes therein contained by virtue of that one certain Limited Power of Attorney duly executed by the said **Harold Adams, Jr.**, and appearing of record in Record Book *_____, page _____, of the said Register's Office of Rutherford County, Tennessee.

*Inst. No. 20170404-0032916

WITNESS MY HAND and official seal at office on this 4th day of April, 2017.

_____
Notary Public
My Commission Expires: _____

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018
RUTHERFORD COUNTY

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Wilhelmenia H. Moore,** with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument (Warranty Deed) on behalf of **Lawrence N. Holmes,** and who acknowledged that she executed the same as the free act and deed of the said **Lawrence N. Holmes**, and for the purposes therein contained by virtue of that one certain Limited Power of Attorney duly executed by the said **Lawrence N. Holmes**, and appearing of record in Record Book *_____, page _____, of the said Register's Office of Rutherford County, Tennessee.

*Inst. No. 20170404-0032917

WITNESS MY HAND and official seal at office on this 4th day of April, 2017.

_____
Notary Public
My Commission Expires: _____

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public for said County and State, **Stephanie Fuqua,** the within-named 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 office on this 4th day of April, 2017.

_____
NOTARY PUBLIC
My Commission Expires: _____

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public for said County and State, **Lawrence Adams,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 4th day of April, 2017.

NOTARY PUBLIC
My Commission Expires: _____

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018 RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public for said County and State, **Kimberly Edgers,** the within-named 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 office on this 4th day of April, 2017.

NOTARY PUBLIC
My Commission Expires: _____

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018 RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$225,000.00.**

AFFIANT

WITNESS MY HAND and official seal at office on this 4th day of April, 2017.

NOTARY PUBLIC
My Commission Expires: _____

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018 RUTHERFORD COUNTY