THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 18513

BILL GARRETT, Davidson County
Trans:T20170037002 DEEDWARR
Recvd: 05/02/17 14:07 2 pgs
Fees:13.00 Taxes:3940.50
20170502-0043155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIXTY FIVE THOUSAND AND 00/100 ($1,065,000.00) DOLLARS, cash in hand paid by DAVID WAYNE ADAMS, an unmarried man. receipt of which is hereby acknowledged, I, ROBERT ERIC THORNTON, an unmarried man, have bargained and sold, and by these presents do transfer and convey unto the said DAVID WAYNE ADAMS, an unmarried man, his heirs and assigns, a certain tract or parcel of land as follows:

A Condominium Unit in Davidson County, Tennessee, being Unit No. 1 of Belmont Lofts, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, according to the Master Deed of record at Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto; and more particularly described on the Plat which is appended thereto, to which instruments reference is hereby made for a more complete detail of description, together with said Unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert Eric Thornton, unmarried, by deed from Thomas Land Deleot, Jr. and wife, Laura Crookston Deleot, dated July 2, 2015 and of record in Instrument Number 20150707-0065494, in the Register's Office of Davidson County, Tennessee.

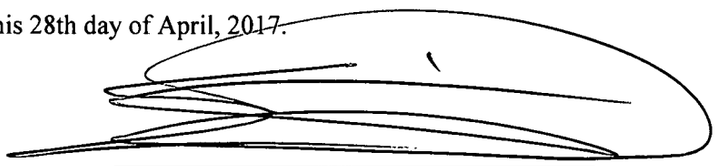
This conveyance is subject to restrictions and reservations of record in Instrument No. 20051028/0130475, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the terms and conditions set forth in Master Deed of record at Instrument No. 20051028/0130475, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of Belmont Blvd. and Linden Avenue.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID WAYNE ADAMS, an unmarried man, his heirs and assigns, forever. And I do covenant with the said DAVID WAYNE ADAMS, an unmarried man, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DAVID WAYNE ADAMS, an unmarried man, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 28th day of April, 2017.



ROBERT ERIC THORNTON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ROBERT ERIC THORNTON, an unmarried man, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: Oct 23 2017

CHEVONNE WRENN FARLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 23, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,065,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: Oct 23 2017

CHEVONNE WRENN FARLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 23, 2017

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Tax ID: 104160D00100CO

ADDRESS OF NEW OWNER:
Mr. David Wayne Adams
2218 Belmont Blvd, Apt. 101
Nashville, TN 37212-5129

SEND TAX BILLS TO:
REGIONS BANK d/b/a REGIONS MORTGAGE
P. O. Box 2153
Birmingham , AL 35287–2520