WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica . Wood et vir	New Owner	082-15-0A-112.00-CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
2115 Yeaman Place, 526		Trans:T20170071026 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/16/17 10:33 2 pgs
Nashville, TN 37206		Fees:13.00 Taxes:1132.20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170816-0084023

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Douglas B. Williams and Lisa M. Williams, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica Wood** and James Clark McAdoo III, wife and husband hereinafter called the GRANTEE(S), 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 526 and Parking Space 125 C, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument 200606300078751, amended at Instrument Nos. 200701040001656, 200704240048607, 200804110036927, 200805120048553, 200811200114262, 201109210073283, 201111290092827 and 201204090030284, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Douglas B. Williams and Lisa M. Williams, husband and wife, their heirs and assigns by Special Warranty Deed dated 04/25/2012 from Vth 5th and Main, LLC, a Delaware Limited Liability Company of record in Instrument 201204300036840, Register's Office for Davidson County, Tennessee.

Subject to: (1) Restrictions of record in Book 10078, Page 364, said Register's Office; (2) Restrictions of record in Book 10169, Page 1, said Register's Office; (3) Restrictions of record in Book 11625, Page 241, said Register's Office; (4) Master Deed of record in Book 3930, Page 324, said Register's Office; (5) Master Deed of record in Instrument 200606300078751, said Register's Office, and any amendments thereto; (6) Easement of record in Instrument 200506230072082, said Register's Office; (7) Easement of record in Instrument 200506230072133, said Register's Office; (8) Easement of record in Instrument 200506230072134, said Register's Office. Easement of record in Instrument 200702280024576, said Register's Office; (9) Order Appointing Receiver of Residential Property of record in Instrument 200902100011552, said Register's Office; (10) Notice of Completion filed on 08/25/2009 in Instrument 200908250080027, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2115 Yeaman Place, 526, Nashville, TN 37206

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of August, 2017.

Douglas B. Williams

Lisa M. Williams

State of Tennessee
County of Wilson

Personally appeared before me Douglas B. Williams and Lisa M. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122