# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-40644

R-VRES-17-2512

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jason Scott Reiser** | New Owner | |
| (NAME) | (NAME) | **117-04-0-039.00** |
| **2512 Belmont Boulevard** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **DAVID WAYNE ADAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON SCOTT REISER AND JENI MELINDA REISER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being Part of Lot No. 112 on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the east margin of Belmont Boulevard 150.0 feet north from the northeast corner of Sweet Brier (now known as Sweetbriar) Avenue and Belmont Boulevard; running thence in a northerly direction 8.0 feet to a point; thence in an easterly direction 183.0 feet to an alley; thence south with the westerly margin of said alley 8.0 feet to a point; thence westerly 183.0 feet to Belmont Boulevard and being the most southerly 8.0 feet of the property conveyed to W.G. Bogle by Deed from Wm. W. Scovel, of record in Book 597, page 331, in the Register's Office for Davidson County, Tennessee.Tract 2: Land in Davidson County, Tennessee, being the south 50.0 feet of Lot No. 112 (having previously been referred to incorrectly as Lot No. 122) on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee; said half of Lot No. 112 fronts 50.0 feet on the east side of Belmont Boulevard and extends back between parallel lines 183.0 feet to an alley.

Being the same property conveyed to David Wayne Adams by Quitclaim deed from Sarah Britt Adams of record in Instrument No. 20150806-0078422 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on August 6, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20110906-0068990, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2512 Belmont Boulevard, Nashville, Tennessee 37212**.

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), their heirs and 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), 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.

Bill Garrett Davidson County
Batch# 34497 **DEEDWARR**
12/07/2017 11:53:49 AM 2 pgs
Fees: $13.00 Taxes: $7,677.50

20171207-0125008

Witness my/our hand(s) this the 1st DAY OF DECEMBER, 2017.

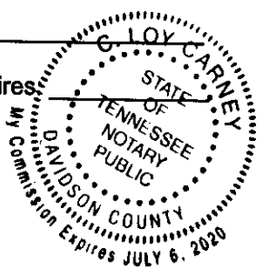
X _____
David Wayne Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID WAYNE 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2017.

_____
Notary Public
My Commission Expires
(SEAL)




**RETURN TO:**
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Nashville, TN 37212