RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811369

WARRANTY DEED

Karen Johnson Davidson County
Batch# 194781 **DEEDWARR**
02/13/2019 09:27:45 AM 2 pgs
Fees: $13.00 Taxes: $1,759.25

20190213-0013431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,472.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2019.

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew John Adams 1865 Sprucewood Ln. Nashville, TN 37211	Same address as new owner	172 03 0A 172.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five Thousand Four Hundred Seventy Two and 00/100 Dollars ($475,472.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WEST END BUILDERS LLC**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW JOHN ADAMS**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Summit at the Woodlands, of record in Instrument No. 20170724-0074740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to ToJo Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from BancorpSouth Bank, dated 4/12/2012, recorded 4/18/2012, of record in Instrument No. 20120418-0033035, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Woodlands Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from ToJo Investments, LLC, a Tennessee limited liability company, dated 6/12/2014, recorded 6/12/2014, of record in Instrument No. 20140612-0051487, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Kenneth John Adler, a married man, by Warranty Deed from Woodlands Development, LLC, a Tennessee limited liability company, dated 10/26/2017, recorded 11/2/2017, of record in Instrument No. 20171102-

0112630, in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to West End Builders, LLC by Quitclaim Deed from Kenneth John Adler, dated January 30th, 2019, of record in Instrument 20190213-0013430, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1865 Sprucewood, Lane Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of January, 2019.

WEST END BUILDERS, LLC

BY: JEREMY M. BOCZULAK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jermey M. Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Authorized Agent of West End Builders, LLC, the within named bargainor, and that as such he executed the within instrument for the purposes therein contained by signing as Authorized Agent of West End Builders, LLC.

WITNESS my hand and seal, this the 30th day of January, 2019.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/10/22