Karen Johnson Davidson County
Batch# 226444 DEEDWARR
05/06/2019 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190506-0042228

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0631

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May, 2019

Notary Public

Commission Expires: 9/6/22

SUSAN L HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Quintarias Terell Lester and Saida Lester 1616A Porter Avenue Nashville, TN 37206	Republic Bank & Trust Company ISAOA 200 S. 7th St. Louisville, KY 40202	072-15-2H-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Adamantium Investments, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Quintarias Terell Lester and Saida Lester, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1616 Porter Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171025-0109452 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Willie H. Tharpe and wife, Sam Ella Strong Tharpe by Warranty deed from W. L. Bainbridge Company of record in Book 4233, page 608 Register's Office for Davidson County , Tennessee, dated April 26, 1968 and recorded on May 08, 1968. Sam Ella Strong Tharpe having deceased on June 01, 1987.

Being a portion of the same property conveyed to Adamantium Investments, LLC by Warranty deed from Willie H. Tharpe of record in Instrument No. 20170712-0069918 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 12, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1616A Porter Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of May, 2019.

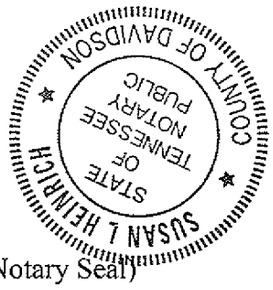
Adamantium Investments, LLC

By: _____ member
Rob Stouder, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Rob Stouder, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Member of Adamantium Investments, LLC, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of May, 2019.



(Notary Seal)

_____
Notary Public
My Commission Expires: 9/6/22

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY