THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 519435 DEEDWARR
11/20/2020 10:42:46 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20201120-0136736

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
John P. Adams 2715 Smith Springs Road Nashville, TN 37217	New owner	136-09-0A-010.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gary D. Wing, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **John P. Adams, unmarried**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 68-B, Unit 10, on the Plan of Condominium Site of Spring View Townhomes, as described in Exhibit A of Master Deed as of record in Book 6349, Page 428, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gary D. Wing, by Warranty Deed from Marius Berry Owens, of record on January 7, 2015, at Instrument No. 20150107-0001767, Davidson County Register of Deeds.

This property commonly known as 2715 Smith Springs Road, Nashville, TN 37217.
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand, this 18 **day of November, 2020**:

Gary D. Wing

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary D. Wing,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of November, 2020:

Notary Public

My Commission Expires: _____

WARREN FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$225,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 19th DAY OFNovember, 2020:

Notary Public

My Commission Expires: _____

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC