File No. 121147

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089832 DEEDWARR
Recvd: 11/26/12 14:05 2 pgs
Fees:13.00 Taxes:3200.50

20121126-0108377

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann B. Holliday	Same as new owner	092 16 0E 062.00 CO
(NAME)	(NAME)	
900 20th Avenue South Unit 811		
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph David Maxwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann B. Holliday, 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 811, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument Number 20071212-0143307; and further amended in Instrument Number 20090818-0077786, Register's Office for Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amended and restated Master Deed.

Together with Parking Space Numbers 120 and 121, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Joseph David Maxwell by Warranty Deed from Joseph F. Nemechek, III, married, dated 9/24/10 and recorded 9/27/10 in Instrument Number 20100927-0076897, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Instrument Number 20060222-0020964, amended and restated in Instrument Number 20071212-0143307; and further amended in Instrument Number 20090818-0077786, said Register's Office.

Subject to HOA Charter of record in Instrument Number 20060221-0020199, said Register's Office.

Subject to Conservation Easement of record in Instrument Number 20071207-0141926, said Register's Office.

Subject to Condominium Plat attached as Exhibit "B" to the aforementioned amended and restated Master Deed, all of record in the Register's Office for Davidson County, Tennessee.

File No. 121147

unimproved ☐

This is improved ☒ property, known as 900 20th Avenue South Unit 811, Nashville, TN 37212

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 my hand this 20th day of November, 2012.

Joseph David Maxwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph David Maxwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2012.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016