WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130092355 DEEDWARR
Recvd: 10/28/13 14:52 2 pgs
Fees:13.00 Taxes:1757.50

20131028-0112018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jana Briggs	Same as new owner	092-16-OE-161-00C0
(NAME)	(NAME)	
900 20th Avenue, S., #1509		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BRENT A. SOPER, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANA BRIGGS, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1509, 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 No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to BRENT SOPER AND WIFE, ELLEN SOPER, by deed from ADELICIA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080109-0002519, dated January 3, 2008, said Register's Office. Being further conveyed to BRENT A. SOPER, by Quitclaim Deed from ELLEN F. SOPER, of record in Instrument No. 20120823-0075980, dated August 20, 2012, said Register's Office.

Together with Parking Space Number(s) 76, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

This conveyance is subject to: 2013 property taxes which are a lien, but not yet delinquent; all matters appearing on the Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 900 20th Avenue, S., #1509, 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 our hands this 23rd day of October, 2013.

Brent A. Soper

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)
PFS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent A. Soper, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this 23rd day of October, 2013

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 5/22/14