BILL GARRETT, Davidson County
Trans:T20140033038 DEEDWARR
Recvd: 05/13/14 10:34 2 pgs
Fees:13.00 Taxes:1036.00

20140513-0040816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 280,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2014.

Notary Public

My commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHARON LOTZ	**New owner**	**092160E03000CO**
1920 ADELICIA STREET UNIT 503	**Same**	
NASHVILLE, TN 37212		

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 ACKNOWLEDGE, WE,

MICHAEL J. DAVENPORT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHARON LOTZ

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:

BEING UNIT NO. 503, 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, REGISTER'S OFFICE FOR SAID COUNTY (COLLECTIVELY, THE "MASTER DEED"), SAID UNIT BEING DEPICTED ON THE CONDOMINIUM PLAT ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. DAVENPORT, UNMARRIED, BY WARRANTY DEED FROM ADELICIA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 05/29/2008 AND RECORDED ON 05/29/2008 IN INSTRUMENT NUMBER 20080529-0054857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $197,500.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1920 ADELICIA STREET UNIT 503, NASHVILLE, TN 37212.

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 in 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/our hand(s) this 29th ~~day~~ of April, 2014.

MICHAEL J. DAVENPORT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL J. DAVENPORT, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2014.

Notary Public

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY