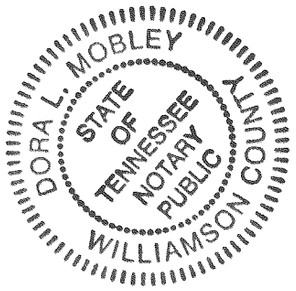
Davidson County	DEEDWARR
Recvd: 08/13/14 15:17	3 pgs
Fees:18.00 Taxes:1646.50	
20140813-0073254	



STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2014.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Harold G. Doran	**New Owner**	**092-16-0-E-136.00CO**
1121 State Rd 94 West		
Murray, KY 42071		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Harold G. Doran, Trustee of the Sarah Franklin Doran 2011 Revocable Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harold G. Doran and Kelly W. Doran, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1303 of Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with Parking Space Number 165 and Storage Space Number 95B, 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 Harold G. Doran, Trustee of the Sarah Franklin Doran 2011 Revocable Trust u/a dated January 04, 2011 by Warranty Deed from James L. Schorr, single, of record in Instrument No. 20120705-0058934, Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 05, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 900 20th Avenue South, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF August 4, 2014:

Harold G. Doran , Trustee

STATE OF ~~TENNESSEE~~ Kentucky)
) INDIVIDUAL
COUNTY OF Calloway) ACKNOWLEDGEMENT

*

Personally appeared before me, a Notary Public of said County and State, Harold G. Doran 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 the 4th day of August, 2014.

My Commission Expires: 03-20-2018

Notary Public

20141289R

* as Trustee of tthe Sarah Franklin Doran 2011 Revocable Trust

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

