BILL GARRETT, Davidson County
Trans:T20140086962 DEEDWARR
Recvd: 11/18/14 15:28 2 pgs
Fees:13.00 Taxes:3685.20
20141118-0106402

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $995,999.00. Affiant Subscribed and sworn to before me, ~~this the 14th~~ day of November, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine J. Ross		
900 20th Ave. S., 902	New Owner	092160E06800
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATASHA G. DEANE, TRUSTEE OF THE DIANE GRANT LIVING TRUST, AS TO A 2/3 INTEREST, AND NATASHA G. DEANE, MARRIED, AS TO A 1/3 INTEREST***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE J. ROSS, UNMARRIED,** 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. 902 of The Adelicia, a condominium, a Condominium Development established pursuant to the provisions 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 The Adelicia, a condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and as 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 "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Together with Parking Space numbers 69 and 164, and Storage Unit number 72, all of 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 Neville Grant and Diane Grant, husband and wife, as to an undivided 2/3rds interest and Natasha G. Deane, a married woman, as to an undivided 1/3rd interest by deed from Adelicia Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071221-0146397 Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 21, 2007.

Neville Grant died on January 20, 2009, vesting ownership of such 2/3rds undivided interest in the property to Diane Grant.

*This property is not and has never been the residence of Natasha G. Deane or her spouse.

Being the same property conveyed to Diane Grant and Natasha G. Deane, Co-Trustees of the Diana Grant Living Trust dated June 28, 1994, as amended and restated on September 3, 2009 by deed from Diane Grant of record in Instrument No. 20090910-0084748 Register's Office

for Davidson County, Tennessee, dated September 3, 2009 and recorded on September 10, 2009. Diane Grant is conveying her 2/3 interest.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 900 20th Ave. S., 902, 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of November, 2014.

Diane Grant Living Trust

Natasha G. Deane, Trustee

Natasha G. Deane, Individually

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Natasha G. Deane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Diane Grant Living Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 14th day of November, 2014.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Natasha G. Deane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of November, 2014.

Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017