WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
National Transfer Services, LLC	National Transfer Services, LLC	092160E07100CO
(NAME)	(NAME)	
1980 Post Oak Blvd., Ste 350	1980 Post Oak Blvd., Ste 350	
(ADDRESS)	(ADDRESS)	
Houston, TX 77056	Houston, TX 77056	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/14/16 08:49 3 pgs
Fees:18.00 Taxes:1809.30
20161014-0108662

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, I, **Nancy Volkel, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **National Transfer Services, LLC, A Texas Limited Liability Company**, hereinafter called the GRANTEE(S), 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 908, 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 Plat attached as Exhibit "B" to the aforementioned amended and restated Master Deed.

Together with Parking Space Number 89, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Nancy Volkel, unmarried by Warranty Deed from Steven Oswald and Patricia Oswald, husband and wife, dated May 13, 2015 and recorded May 18, 2015 of record in Instrument Number 20150518-0045549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Instrument No. 20080529-0054570; (2) Rights of the Co-Owners of Adelicia Development, LLC in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument No. 20060222-0020964, Amended and Restated Master Deed recorded as Instrument No. 20071212-0143307, First Amendment recorded as Instrument No. 20090818-0077786; (3) Boundary Line Agreement recorded on July 20, 1994 in Book 9412, Page 677; (4)

Stormwater Detention Agreememnt recorded on August 2, 2005, in Instrument No. 20050802- 0090098; (5) Conservation Easement recorded on December 7, 2007 in Instrument No. 20071207-0141926; (7) Charter of Adelicia Condominium Association, Inc recorded as Instrument No. 20060221-0020199; (8) Application to Combine Parcel recorded as Instrument No.20051213-0149361 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 900 20th Avenue S, 908, 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 GRANTEE(S), 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), 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 12 day of August, 2016

Nancy Volkel
Nancy Volkel

State of Tennessee
County of Davidson

Personally appeared before me Nancy Volkel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12 day of August, 2016.

Merridee Isabell
Notary Public
My Commission Expires: 7-3-2016 2017

MERRIDEE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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