WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027328 DEEDWARR
Recvd: 03/31/17 12:45 2 pgs
Fees: 13.00 Taxes: 1809.30

20170331-0031597

BELINDA GRESHAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-29-2020

STATE OF TENNESSEE
COUNTY OF Shelby

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/29/2020

(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
William M. Fesmire and Karen T. Fesmire	William M. Fesmire	092160E07100CO
(NAME)	(NAME)	
900 20th Avenue S, 908	9515 Fox Hill Circle	Prepared By and Return To: Executive Title & Closing, Inc.
(ADDRESS)	(ADDRESS)	700 Colonial Road Suite 230 Memphis, TN 38117
Nashville, TN 37212	Germantown, TN 38139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **National Transfer Services, LLC, A Texas Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William M. Fesmire and wife, Karen T. Fesmire**, 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 National Transfer Services, LLC, A Texas Limited Liability Company by Warranty Deed from Nancy Volkel, unmarried, dated October 12, 2016 and recorded October 14, 2016 of record in Instrument Number 20161014-0108662, 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 9th day of March, 2017.

NATIONAL TRANSFER SERVICES, LLC

Hank Bryson Authorized Signatory

State of MN
County of Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hank Bryson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2017.

Christine Carol Johnson
Notary Public
My Commission Expires: 1-31-20

CHRISTINE CAROL JOHNSON
Notary Public
State of Minnesota
My Commission Expires
January 31, 2020

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