THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411700** BILL GARRETT, Davidson County Trans:T20170046571 DEEDWARR Recvd: 06/01/17 15:12 2 pgs Fees:13.00 Taxes:1794.50 20170601-0054659	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Jana Briggs Affiant Subscribed and sworn to before me, this 26th day of May, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Zach Katz and Irina Katz 4207 Cedros Ave Sherman Oaks, CA 31403	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-161.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jana Briggs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zach Katz and Irina Katz, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1509, 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 further amended in Instrument No. 20090818-0077786, Register' s Office for said County (collectively, the Master Deed), said Unit being depicted on Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Together with Parking Space Number(s) 76, 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 JANA BRIGGS, by deed from BRENT A. SOPER, of record in Instrument No. 20131028-0112018, dated October 23, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 092-16-0E-161.00 CO.

Davidson County taxes for 2016, Map-Par. 092-16-0E-161.00 CO, $4,567.93, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20080529-0054570, said Register's Office.

Master Deed of record as Instrument No. 20060222-0020964, as amended and restated by Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, said Register's Office.

Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.

Conservation Easement in favor of The Land Trust for Tennessee, Inc., of record as Instrument No. 20071207-0141926, said Register's Office.

This is improved property located at 900 20th Avenue South #1509 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2017.

Jana Briggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jana Briggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018