THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170612349** BILL GARRETT, Davidson County Trans:T20170061412 DEEDWARR Recvd: 07/18/17 14:40 2 pgs Fees:13.00 Taxes:2960.00 20170718-0072381	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$800,000.00. Affiant Subscribed and sworn to before me, this17th day of July, 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: Kevin Santonastaso and Kim Santonastaso 900 20TH AVE S #815 Nashville TN 37212-2239	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160E06100CO

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, **James Wrigley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Santonastaso and Kim Santonastaso, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 815, 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, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 285 and 286 and Storage Space Number 9, 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 James Wrigley by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 20th day of December, 2007 in Instrument No. 20071220-0145972, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE ADELICIA CONDOMINIUM, as recorded at Instrument No. 20080529-0054570, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA CONDOMINIUM Condominium of record in

Instrument No. 20060222-0020964 , as amended by instrument(s) of record in Instrument No. 20071212-0143307, First Amendment recorded at Instrument No. 20090818-0077786, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.

Easement for Conservation, recorded in Instrument No. 20071207-0141926, in the Register's Office of Davidson County, Tennessee.

Boundary Line Agreement, recorded in Book 9412, Page 677, in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement, recorded in Instrument No. 20050802-0090098, in the Register's Office of Davidson County, Tennessee.

Charter of Adelicia Condominium Association, Inc., recorded in Instrument No. 20060221-0020199, in the Register's Office of Davidson County, Tennessee.

Application to Combine Parcel, recorded in Instrument No. 20051213-0149361, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 900 20TH AVE S #815 Nashville TN 37212-2239

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 17th day of July, 2017.

James Wrigley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of July, 2017.

Notary Public

