WARRANTY DEED

Bill Garrett Davidson County
Batch# 9284 **DEEDWARR**
10/06/2017 11:31:12 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20171006-0102877

B-BR-17-900-603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
417 LLC	**Same as New Owner**	
(NAME)	(NAME)	
1775 Wiehle Avenue, Suite 400		**092-16-0E-038.00-CO**
(ADDRESS)	(ADDRESS)	
Reston, VA 20190		
(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 consideration, the receipt of which is hereby acknowledged, **RICHARD LESHER AND PATRICIA LESHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **417 LLC, A VIRGIINIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 603, together with the appurtenant interest in the common elements of The Adelicia, Condominium, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and as further amended in Instrument Number 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 256 and Storage Space Number 82, 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 Richard Lesher and Patricia Lesher, husband and wife by Warranty Deed from Gregory J. Hill, Jr., unmarried of record in Instrument No. 20150717-0069991, Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015. (Value of consideration shown in aforementioned deed $495,000.00.) Being also known as 900 20th Ave S Apt 603, Nashville, Tennessee 37212.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record on Exhibit B of The Adelicia, a Condominium, of record in Instrument 200602220020964, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 1, page 81, Chancery Court for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060222-0020964, amended and restated in Instrument 20071212-0143307 and Instrument 20090818-0077786 , Register's Office for Davidson County, Tennessee.
- All matters shown on the Unified Plat of The Adelicia of record in Instrument 200805290054570, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Instrument 200602210020199, Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement in Book 9412, page 677, Register's Office for Davidson County, Tennessee.
- Conservation Easement in Instrument 200712070141926, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Ave S Apt 603, Nashville, Tennessee 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), their heirs and 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), their heirs and 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/our hand(s) this the 4th DAY OF OCTOBER, 2017.

Richard Lesher by John Gleaves,
Attorney in Fact

Patricia Lesher by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD LESHER AND PATRICIA LESHER, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD LESHER AND PATRICIA LESHER.

Witness my hand and official seal, this the 4th of October, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212