THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23965

Bill Garrett Davidson County
Batch# 14355 **DEEDWARR**
10/17/2017 10:35:06 AM 2 pgs
Fees: $13.00 Taxes: $3,228.25

20171017-0106235

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **872,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Newhall Drive, LLC	owner	MAP 092-16-0E
900 20th Avenue South Unit 1114		PARCEL 102.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Edwin Andrew Moats, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Newhall Drive, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, HEIRS AND 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 No. 1114, 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 No. 20071212-0143307 and Instrument No. 20090818-0077786, 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 Number 146 and 147 and Storage Space Number 11.

Being the same property conveyed to Edwin Andrew Moats by Quitclaim deed from Erica L. Moats of record in Instrument No. 20100510-0035722 Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on May 10, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the years 2018 and subsequent years, a lien not now due or payable; (2) Subject to all matters shown on the Plan of record as Instrument Number 20080529-0054570; (3) the Master Deed establishing a Horizontal Property Regime of The Adelicia, a Condominium with By-Laws and Charter attached thereto, of record in Instrument Number 20060222-0020964, as amended and restated in Instrument Number 20071212-0143307 and further amended in Instrument Number 20090818-0077786; (4) Storm water detention agreement of record in Instrument Number 20050802-0090098; (5) Boundary line agreement of record in Book 9412, Page 677; (6) HOA Charter of record in Instrument Number 20060221-0020199; (7) Conservation Easement of record in Instrument Number 20071207-0141926; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9) Subject to rights of others in and to the common areas and/or elements; (10)) All applicable governmental and zoning regulations.

This is IMPROVED property known as **900 20th Avenue South Unit 1114, Nashville, TN 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, it's successors, heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's successors, 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 hand this the 16th day of October, 2017.

Edwin Andrew Moats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin Andrew Moats** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of October, 2017.

My Commission expires: 1-6-20

Notary Public

