WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 25141 DEEDWARR
11/13/2017 02:48:58 PM 2 pgs
R-B-17- Fees: $13.00 Taxes: $3,256.00

20171113-0116466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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)
Adelicia Investments, LLC	New Owner	
(NAME)	(NAME)	**092-16-0E-110.00**
900 20th Avenue S, APT 1202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **DAVID A. SIMPSON AND ANNE PAWLAK-SIMPSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADELICIA INVESTMENTS, LLC, A DELAWARE 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 1202, 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, amended and restated in Instrument No. 20071212-0143307, and First Amendment to Amended and Restated Master Deed for The Adelicia, a condominium of record in Instrument No. 20090818-0077786, in the 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 Spaces Numbers 198 & 199 and Storage Space Number 23, 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 David A. Simpson and Anne Pawlak-Simpson by Warranty deed from Ross Schilling, unmarried of record in Instrument No. 20110603-0042649 Register's Office for Davidson County, Tennessee, dated May 27, 2011 and recorded on June 3, 2011.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and First Amendment to Amended and Restated Master Deed for The Adelicia, a condominium of record in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument Number 20060221-0020199, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Avenue S, APT 1202, 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 7th DAY OF NOVEMBER, 2017.

David A. Simpson by Nathan Keith AS ATTORNEY IN FACT
David A. Simpson by Nathan Keith as Attorney in Fact

Anne Pawlak Simpson by Nathan Keith AS ATTORNEY IN FACT
Anne Pawlak-Simpson by Nathan Keith as 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, NATHAN KEITH, 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 DAVID A. SIMPSON AND ANNE PAWLAK-SIMPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID A. SIMPSON AND ANNE PAWLAK-SIMPSON.

Witness my hand and official seal, this the 7th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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