THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013690**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $458,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2017. Notary Public My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Bill Garrett Davidson County
Batch# 28574 DEEDWARR
11/21/2017 11:06:44 AM 2 pgs
Fees: $13.00 Taxes: $1,694.60

20171121-0119508

WARRANTY DEED

Address New Owner: Christina Sato Boncyk 900 20TH AVE S #1407 Nashville TN 37212-2247	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160E14800CO

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, **Daniel C. Tracy and Cheryl Tracy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina Sato Boncyk**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1407, 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, amended and restated in Instrument No. 20071212-0143307, 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 206, 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 Daniel C. Tracy and wife, Cheryl Tracy by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 10th day of January, 2008 in Instrument No. 20080110-0003292, 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 in Instrument No. 20080529-0054570.

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 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; 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 #1407 Nashville TN 37212-2247

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 November, 2017.

Daniel C. Tracy

Cheryl Tracy

STATE OF TENNESSEE) New York
COUNTY OF DAVIDSON) New York

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

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

Notary Public

ARNETTA DIARRA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DI6246830
Qualified in New York County
My Commission Expires August 15, 2019

