(1)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 171013804

Bill Garrett Davidson County
Batch# 32537 **DEEDWARR**
12/04/2017 09:00:56 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50

20171204-0123141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $855,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2017.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dave Longwill 900 20th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 092-16-0E-060.00 CO

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, **Lisa E. Early, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dave Longwill, an unmarried man,** ("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 No. 814, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee (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 87 and 88 and Storage Space Number 96, which is 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 LISA E. EARLY, by deed from PAUL D. GILBERT, of record in Instrument No. 20120112-0003331 , dated January 9, 2012 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 092-16-0E-060.

Davidson County taxes for 2017, Map-Par. 092-16-0E-060, $7,244.67, Unpaid, but not yet delinquent until March 1, 2018.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20080529-0054570, said Register' s Office.
Master Deed of record as Instrument No. 20060222-0020964 and amended as Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register' s Office for said County.
Boundary Line Agreement of record as Book 9412, page 677, Register' s Office for said County.
Conservation Easement in favor of The Land Trust for Tennessee, Inc., of record as Instrument No. 20071207-0141926, said Register' s Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 900 20th Avenue South Nashville TN 37212

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 28th day of November, 2017.

Lisa E. Early

STATE OF TENN)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this ~~28th~~ 22ND (TM) day of November, 2017.

Notary Public

My Commission Expires: 07/06/2020

TORRY MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY