Bill Garrett Davidson County
Batch# 55872 DEEDWARR
02/06/2018 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20180206-0011954

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59367
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd Mandel 900 20th Avenue South, #903 Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 092160E08000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$441,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rose E. Adams, Trustee of the Rose E. Adams Trust U/A DTD 07/27/2005**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Mandel, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 903 together with parking space number 62 and storage space number 55 of The Adelicia, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Instrument No. 20060222-0020964 amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rose E. Adams, Trustee of the Rose E. Adams Trust U/A DTD 07/27/2005 by Special Warranty deed from Adelicia Developent, LLC, a Tennessee limited liability company, dated December 20, 2007 and recorded on December 21, 2007 of record in Instrument No. 20071221-0146652, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Instrument No. 20060222-0020964 amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book Instrument No. 20060222-0020964 amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.
All Matters shown on Instrument No. 20080529-0054570, said Register's Office.
Easement for Conservation of record in Instrument No. 20071207-0141926, said Register's Office.

This is improved property, known as 900 20th Avenue South, # 903, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2018.

Rose E. Adams, Trustee

Rose E. Adams, Trustee of the Rose E. Adams Trust U/A DTD 07/27/2005

State of Tennessee

County of Davidson

On this 31st day of January, 2018, before me the undersigned authority, personally appeared Rose E. Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $441,000.00.

Affiant

Sworn and subscribed before me this 31st day of January, 2018.

Notary

My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

