Bill Garrett Davidson County
Batch# 87130 DEEDWARR
05/01/2018 12:50:56 PM 2 pgs
Fees: $13.00 Taxes: $1,809.30
20180501-0041132

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315547

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $489,000.00.

Melissa D. Rogers
Affiant

Subscribed and sworn to before me, this30th day of April, 2018.

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L Timbs
Notary Public
My Commission Expires: 2-4-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley B. Hartrich 900 20th Avenue #1006 Nashville TN 37212	Highlands Residential Mortgage, LTD 12001 N. Central Expressway, STE 750 Dallas, TX 75243	Tax Parcel ID No. 092160E08400CO

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, **Diana Lynn Olphie, Trustee of The Diana Lynn Olphie Living Trust, dated October 4, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley B. Hartrich, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1006, 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 of record in Instrument No. 20071212-0143307, 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 1 and Storage Space Number 60, 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 by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Diana L. Olphie, as recorded on the 3rd day of January, 2008 in Instrument No. 20080103-0000420 and Quitclaim Deed from Diana Lynn Olphie to Diana Lynn Olphie, as Trustee of The Diana Lynn Olphie Living Trust, U/A dated October 4, 2013, as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010251, 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 2018 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 and

recorded in Plat Book 1, Page 81 (O.B. HAYES 2ND SUBDIVISION), in the Register's Office of Davidson County, Tennessee.

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, in the Register's Office of Davidson County, Tennessee; 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 Avenue #1006 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 30th day of April, 2018.

The Diana Lynn Olphie Living Trust, dated October 4, 2013

By: Diana Lynn Olphie, Trustee
Diana Lynn Olphie, Trustee

STATE OF FLORIDA
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Lynn Olphie, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Diana Lynn Olphie Living Trust Agreement, dated October 4, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27 day of April, 2018.

CLARICE BYERS
Notary Public - State of Florida
Commission # GG 063657
My Comm. Expires Jan 18, 2021
Bonded through National Notary Assn.

Notary Public