WARRANTY DEED

Bill Garrett Davidson County
Batch# 91606 DEEDWARR
05/14/2018 02:38:22 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30

20180514-0046056

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Angie Hoogeveide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 8th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Pickering	new owner	092-16-0-E 013.00CO
(NAME)	(NAME)	
1920 Adelicia Street, Apartment 303		
(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 considerations, the receipt of which is hereby acknowledged, we, **Richard Gumina and Patricia Witman, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lauren Pickering**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 303, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, horizontal property regime established by Master Deed, of record as Instrument No. 2006022-20020964, as amended and restated as 20071212-0143307, Register's Office for Davidson County, Tennessee, as further amended by First Amendment to Amended and Restated Master Deed for The Adelicia, a Condominium, of record as Instrument No. 20090818-0077786, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 133, 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 Richard Gumina and Patricia Witman by General Warranty Deed from Tera Rica Murdock, an unmarried person, dated 08/14/2014, recorded 08/27/2014, of record in Instrument No. 20140827-0078167, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20080529-0054570, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20060222-0020964, Amended and Restated Master Deed of record in Instrument No. 20071212-0143307, First Amendment to Amended and Restated Master Deed of record in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee. Easement contained in Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee. Conservation Easement of record in Instrument No. 20071207-0141926, in the Register's Office for Davidson County, Tennessee. Easement contained in Stormwater Detention Agreement of record in Instrument No. 20050802- 0090098, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20050803-0090595, in the Register's Office for Davidson County, Tennessee. Charter of Adelicia Condominium Association, Inc., of record in

Instrument No. 20060221-0020199, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1920 Adelicia Street, Apartment 303, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 8th day of May, 2018.

Richard Gumina

Patricia Witman

State of Nebraska
County of Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Gumina the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of May, 2018.

Notary Public
My Commission Expires: 3/12/21

GENERAL NOTARY - State of Nebraska
DARREN T TEMOSHEK
My Comm. Exp. March 12, 2021

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Witman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of May, 2018.

Notary Public
My Commission Expires:

Instrument No. 20060221-0020199, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1920 Adelicia Street, Apartment 303, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 8th day of May, 2018.

Richard Gumina

Patricia Witman

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Gumina the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of May, 2018.

Notary Public
My Commission Expires:

State of Ohio
County of Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Witman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of May, 2018.

Notary Public
My Commission Expires: 10-10-2022

NOTARIAL SEAL STATE OF OHIO

CARL D. DeMATTEO
Notary Public, State of Ohio
My Commission Expires 10-10-2022