39B

NEW OWNER:

Mark Wallace
Alicia Jayo
900 20th Ave S.
Unit 1208
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0202 MJ

Map 092 Group 16-0-E Parcel 113.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 104817 **DEEDWARR**
06/14/2018 03:33:46 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00

20180614-0057434

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Ninety Thousand and 00/100 Dollars ($490,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GREG GIFFEN**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARK THOMAS WALLACE, MARRIED AND ALICIA A. JAYO, UNMARRIED, as joint tenants with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Unit No. 1208, 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 and 20090818-0077786, Register's Office for Davidson 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(s) 141 and 143 and storage space number(s) 64, 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 to Greg Giffen, unmarried, by Warranty Deed from Louis F. Lesemann, an unmarried man, dated March 24, 2010, and of record in Instrument No. 20100326-0022520, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 900 20th Ave S., Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13 day of **June, 2018.**

GREG GIFFEN

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GREG GIFFEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of **June, 2018.**

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **490,000.00** .

AFFIANT

Sworn to and subscribed to before me this 13th day of **June, 2018.**

NOTARY PUBLIC

My commission expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY