WARRANTY DEED

Bill Garrett Davidson County
Batch# 112590 **DEEDWARR**
07/05/2018 08:37:10 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20180705-0064844

W-VRES-18-900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Michael David Johnson	**Bank Of America, N.A.**	
(NAME)	(NAME)	**092-16-0E-146.00-CO**
900 20th Avenue S, Unit 1411	**Attn: Enterprise Closing Protection Governance, MS: TX2-981-03-21**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Plano, TX 75024**	
(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 consideration, the receipt of which is hereby acknowledged, **PATTY MILNER MARVEL, TRUSTEE OF THE PATTY MILNER MARVEL GENERATION SKIPPING TRUST U/T/D NOVEMBER 14, 1995,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL DAVID JOHNSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1411, 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(s) 23 and 24 and Storage Space Number 100B 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 Patty M. Marvel, as Trustee of the Patty Milner Marvel Generation Skipping Trust U/T/D 11-14-95 by Warranty Deed from Danny L. Hale and wife, Reda F. Hale of record in Instrument No. 20140618-0053296, Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 18, 2014.

Patty Milner Marvel is one in the same as Patty M. Marvel.

This conveyance is subject to:
- Taxes for the year 2018, and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Adelicia, A Condominium of record in Instrument Number 20060222-0020964, as amended and restated by Instrument of record in Instrument Number 20071212-0143307, and further amended in Instrument Number 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument Number 20060221-0020199, in the Register's Office for Davidson County, Tennessee.
- Conservation Easement of record in Instrument Number 20071207-0141926, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20051213-0149361, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140618-0053296 in the Register's Office for Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Avenue S, Unit 1411, Nashville, Tennessee 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(S), their heirs and 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), their heirs and 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 my/our hand(s) this the 29th DAY OF JUNE, 2018.

Patty Milner Marvel Generation Skipping Trust U/T/D November 14, 1995

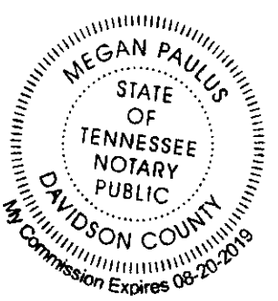
BY: Patty Milner Marvel
Patty Milner Marvel
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY MILNER MARVEL, TRUSTEE of PATTY MILNER MARVEL GENERATION SKIPPING TRUST U/T/D NOVEMBER 14, 1995, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of June, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212