BOX #14

G#31047-2

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 121361 DEEDWARR
07/27/2018 09:25:26 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20180727-0073294

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$640,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2018.

Notary Public

My commission expires: March 10, 2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Gregory A. Lanigan and Susan S. Lanigan** | **"New Owners"** | **092160E15600CO** |
| **900 20th Avenue South #1510** | | |
| **Nashville, TN 37212** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Aceneca, LLC, a Delaware limited liability company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Gregory A. Lanigan and wife, Susan S. Lanigan**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING Unit No. 1510, 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, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee (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 Numbers 8 and 9, 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 Aceneca, LLC, by Warranty Deed dated January 8, 2016, from Robert G. "Bo" Martindale III, unmarried, of record in Instrument No. 20160112-0002984, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as set out on Exhibit "B" to the Master Deed, of record in Instrument No. 20060222-0020964 and amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, said Register's Office;**

**2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Adelicia, a Condominium, of record aforementioned, said Register's Office;**

**3) Charter of Adelicia Condominium Association, Inc., of record in Instrument No. 20060221-0020199, said Register's Office;**

**4) All matters shown on the Boundary Plat of The Adelicia, of record in Instrument No. 20080529-0054570, said Register's Office'**

**5) Boundary Line Agreement of record in Book 9412, Page 677, said Register's Office;**

**6) Application to combine parcels of record in Instrument No. 20051213-0149361, said Register's Office;**

**7) Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee;**

**8) Stormwater Detention Agreement of record in Instrument No. 20050802-0090098, said Register's Office; and,**

**9) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.**

This is improved property, known as: **900 20th Avenue South #1510, 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 GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 26th day of July, 2018.

**Aceneca, LLC, a Delaware limited liability company**

By: _____
**Andrew Wood, Authorized Agent**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Aceneca, LLC,** the within named bargainor, a Delaware limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Andrew Wood** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **26th** day of **July, 2018.**

Katherine Goodson
**Notary Public**

**My Commission Expires:** March 10, 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.