WARRANTY DEED

Bill Garrett Davidson County
Batch# 122235 DEEDWARR
07/30/2018 11:36:34 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20180730-0074026

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig Young	Craig Young	
(NAME)	(NAME)	
900 20th Ave. S, Condominium 1301	900 20th Ave. S. #1301	092160E13700CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	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, **Adelicia Holdings, LLC, a Tennessee limited liability company and Melinda Carroll Madden**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Craig Young, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1301 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 at Instrument No. 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 85 and 86 and Storage Space Number(s) 70, 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 Adelicia Holdings, LLC by Quitclaim Deed from Melinda Carroll, dated 08/05/2010, recorded 08/17/2010, of record in Instrument No. 20100817-0064785, in the Register's Office for Davidson County, Tennessee. Melinda Carroll is one and the same person as Melinda Carroll Madden.

Being the same property conveyed to Melinda Carroll by Warranty Deed from William G. Robertson and wife, Danielle Robertson, dated 07/16/2010, recorded 07/21/2010, of record in Instrument No. 20100721-0057122, in the Register's Office for Davidson County, Tennessee. The property being conveyed is part of the winding up of the business affairs of Adelicia Holdings, LLC.

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 900 20th Ave. S, Condominium 1301, Nashville, TN 37212

File No.: 01288-44268
SMG TN Warranty Deed

(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), their heirs and/or 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/or 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 hand this 27th day of July, 2018.

ADELICIA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Melinda Carroll Madden, Sole Member

Melinda Carroll Madden

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Melinda Carroll Madden with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of Adelicia Holdings, LLC, a Tennessee limited liability company and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Sole Member.

WITNESS my hand and seal this 27th day of July, 2018.

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-29-2020

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda Carroll Madden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2018.

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-29-2020

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075