THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717040**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me, this 20th day of August, 2018. Notary Public My Commission Expires: _____

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

Bill Garrett Davidson County
Batch# 133842 DEEDWARR
08/27/2018 02:00:24 PM 2 pgs
Fees: $13.00 Taxes: $3,326.30

20180827-0084746

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eleven Home Trust PO Box 340020 Nashville, TN 37203-0020	New Owner	Tax Parcel ID No. 092160E06800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine J. Ross** *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Fridenstine, Trustee of the Eleven Home Trust, dated July 31, 2018**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

A certain condominium located in Davidson County, Tennessee, being Unit No. 902 of The Adelicia, a condominium, a Condominium Development established pursuant to 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, under the Master Deed establishing The Adelicia, a condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and as amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Together with Parking Space numbers 69 and 164, and Storage Unit number 72, all of 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 Katherine J. Ross, unmarried by Warranty Deed from Natasha G. Deane, Trustee of the Diane Grant Living Trust, as to a 2/3 interest, and Natasha G. Deane, married, as to a 1/3 interest, recorded on the 18th day of November, 2014 in Instrument No. 20141118-0106402, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE ADELICIA CONDOMINIUM, as recorded in Instrument No. 20080529-0054570 and recorded in Plat Book 1, Page 81 (O.B. HAYES 2ND SUBDIVISION), in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA CONDOMINIUM of record in Instrument No. 20060222-0020964, as amended by instrument(s) of record in Instrument No. 20071212-0143307, First Amendment recorded at Instrument No. 20090818-0077786, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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.

Easement for Conservation, recorded in Instrument No. 20071207-0141926, in the Register's Office of Davidson County, Tennessee.

Boundary Line Agreement, recorded in Book 9412, Page 677, in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement, recorded in Instrument No. 20050802-0090098, in the Register's Office of Davidson County, Tennessee.

Charter of Adelicia Condominium Association, Inc., recorded in Instrument No. 20060221-0020199, in the Register's Office of Davidson County, Tennessee.

Application to Combine Parcel, recorded in Instrument No. 20051213-0149361, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 900 20th Avenue South #902 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2018.

Katherine J. Ross

Aug 20, 2018

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine J. Ross, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2018.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018