WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156851 DEEDWARR
11/05/2018 02:33:41 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20181105-0109629

JM-SBT-18-900-1607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/21

(AFFIX SEAL)

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)
Thomas Joseph Condon, IV	**Stifel Bank and Trust**	
(NAME) **900 20th Ave S Unit 1607**	(NAME) **12655 Olive Boulevard, Suite 250**	**092-16-0E-176.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **St. Louis, MO 63141**	
(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, **KEVIN W. CONDON, TRUSTEE OF THE TJC FAMILY TRUST DATED OCTOBER 31, 2008,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS JOSEPH CONDON, IV, UNMARRIED,** 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. 1607, 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, amended and restated in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Kevin W. Condon, Trustee of the TJC Family Trust dated October 31, 2008 by Warranty deed from Nancy A. Volkel, unmarried of record in Instrument No. 20140916-0084615 Register's Office for Davidson County, Tennessee, dated September 11, 2014 and recorded on September 16, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Adelicia, A Condominium of record in Instrument No. 20060222-0020964, as amended and restated of record in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument No. 20060221-0020199, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to the Amended and Restated Master Deed for the Adelicia, a Condominium, of record in Instrument No. 20071212-0143307, Register's Office of 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 No. 20051213-0149361, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050802-0090098, in the Register's Office for Davidson County, Tennessee.
- Conservation Easement of record in Instrument No. 20071207-0141926, 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 Ave S Unit 1607, 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 31st DAY OF OCTOBER, 2018.

The TJC Family Trust dated October 31, 2008

BY: _____
Kevin W. Condon
Trustee

STATE OF ~~TENNESSEE~~ CONNECTICUT
COUNTY OF ~~DAVIDSON~~ NEW HAVEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN W. CONDON, TRUSTEE of THE TJC FAMILY TRUST DATED OCTOBER 31, 2008**, 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 31st of October, 2018.

_____
Notary Public
My Commission Expires: 2/28/2019
(SEAL)

Elizabeth Z. Lanese
NOTARY PUBLIC
State of Connecticut
My Commission Expires 2/28/2019

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