THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218795**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $921,500.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2019. Notary Public My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 184335 DEEDWARR
01/16/2019 09:34:31 AM 2 pgs
Fees: $13.00 Taxes: $3,409.55

20190116-0004404

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harold G. Doran Jr. Gift Trust 900 20th Avenue South Apt 702 Nashville TN 37212	New Owner	Tax Parcel ID No. 092-16-0E-051.00 CO

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, **Tanglin Holdings LLC, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H. Franklin Doran, Trustee of the Harold G. Doran Jr. Gift Trust dated March 14th, 2012**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 702, 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 further amended in Instrument No. 20090818-0077786, Register' s Office for said County (collectively, the Master Deed), said Unit being depicted on Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Together with Parking Space Number(s) 95 and 96 and Storage Space Number(s) 109, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to TANGLIN HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from STEPHEN H. WEATHERBY and WINONA S. WEATHERBY, HUSBAND AND WIFE, of record in Instrument No. 20170926-0098565, dated September 22, 2017, said Register's Office.

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.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20080529-0054570, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and first amendment of record in Instrument No. 20090818-0077786, said Register's Office.

Conservation Easement of record in Instrument No. 20071207-0141926, said Register's Office.
Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.

This is improved property located at 900 20th Avenue South Apt 702 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 15th day of January, 2019.

Tanglin Holdings, LLC

BY: Kate Rosenthal, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of Tanglin Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at office, this 15th day of January, 2019.

Notary Public

My Commission Expires: _____

