THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118585** Karen Johnson Davidson County Batch# 184345 **DEEDWARR** 01/16/2019 09:41:41 AM 2 pgs Fees: $13.00 Taxes: $1,849.63 20190116-0004418	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $499,900.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Ashley Detherage and Andrew J. Detherage 900 20th Avenue South #1207 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-120.00CO

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, **Hugh L. Head, III., and son, Hugh L. Head, IV.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Detherage, unmarried and Andrew J. Detherage, married, as Tenants in Common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1207, 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 as restated by instrument of record in Instrument No. 20071212-0143307, and further 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 67 and 68 and Storage Space number 100A, 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 Hugh L. Head, III and son, Hugh L. Head IV by Warranty Deed from Taylor C. Sutherland and wife, Leigh Sutherland, recorded on the 8th day of February, 2016 in Instrument No. 20160208-0011807, 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 2019 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, as recorded in Instrument No. 20080529-0054570.

Charter of Homeowners Association recorded at Instrument No. 20060221-0020199.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument Nos. 20060222-0020964; 20071212-0143307 and 20090818-0077786 ; 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.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098.

Application to Combine Parcels recorded at Instrument No. 20051213-0149361.

This is improved property located at 900 20th Avenue South #1207 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.

Hugh L. Head, III by Rich Rieck attorney in fact
Hugh L. Head, III.
By Rich Rieck, Attorney in Fact

Hugh L Head, IV by Rich Rieck attorney in fact
Hugh L. Head, IV.
By: Rich Rieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rich Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Hugh L. Head, III., and Hugh L. Head, IV., and that he is authorized by Hugh L. Head, III., and Hugh L. Head, IV., to execute this instrument on his behalf.

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

VANDERSON
Notary Public

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