THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190118914

Karen Johnson Davidson County
Batch# 197132 DEEDWARR
02/20/2019 10:55:52 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190220-0015329

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this12th day of February, 2019.

Notary Public
My Commission Expires: 3/28/22

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clinton T. Sawyer 1920 Adelicia Street Apt 403 Nashville TN 37212	New Owner	Tax Parcel ID No. 092-16-0E-021.00 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, **Mary Margaret Dunn, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clinton Sawyer, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 403, 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, as further amended by instrument of record in Instrument No. 20091818-0077786 in the 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 Number 56, 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 MARY MARGARET DUNN, A SINGLE WOMAN, by deed from GEORGE F. LEBUS, V. AND MARGARET LEBUS, HUSBAND AND WIFE,, of record in Instrument No. 20151210-0124411, dated December 7, 2015, 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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 092-16-0E-021.00 CO.

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

Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument No. 20090818-0077786, amended and restated in Instrument No. 20071212-0143307, 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 1920 Adelicia Street Apt 403 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 12th day of February, 2019.

Mary Margaret Dunn

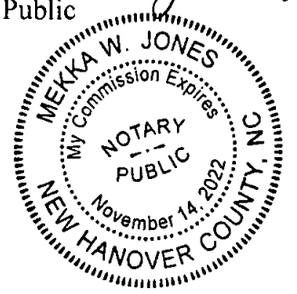
STATE OF North Carolina)

COUNTY OF New Hanover)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Margaret Dunn, 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 12th day of February, 2019.

Mekka W Jones
Notary Public



My Commission Expires: November 14, 2022