THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 942,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

Karen Johnson Davidson County
Batch# 200963 DEEDWARR
03/01/2019 09:50:10 AM 2 pgs
Fees: $13.00 Taxes: $3,485.40

20190301-0018662

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Falcon and Susan Falcon	owner	MAP 092-16-0E-
900 20th Avenue South #1401		PARCEL 151.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sina Ahour, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Falcon and Susan Falcon, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1401 of The Adelicia, a Condominium Development established pursuant to the provision 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 of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, 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 casements 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 Exhibit to said Master Deed.

Included in this conveyance is the conveyance of all rights, title and interest in the Parking Spaces designated at #182 and #183 along with the Storage Unit designated as Storage Space #79.

Being the same property conveyed to Sina Ahour, unmarried by Warranty deed from William R. Hearn, unmarried of record in Instrument No. 20131009-0106246 Register's Office for Davidson County, Tennessee, dated October 08, 2013 and recorded on October 09, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019, a lien not yet due and payable; (2) all matters shown on the Plan of record in Plat Book 1, Page 81; (3) all matters shown on the Plan of record in Instrument No. 20080529-0054570; (3) the Master Deed establishing a Horizontal Property Regime of The Adelicia, A Condominium of record in ; (2)Instrument No. 20060222-0020964, as amended and restated of record in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786; (4) Charter of Adelicia Condominium Association, Inc. of record in Instrument No. 20060221-0020199; (5) Subject to all matters shown on the Plan attached as Exhibit "B" to the Amended and Restated Master Deed for the Adelicia, a Condominium, of record in Instrument No. 20071212-0143307; (6) Boundary Line Agreement of record in Book 9412, Page 677; (7) Stormwater Detention Agreement of record in Instrument No. 20050802-0090098; (8) Conservation Easement of record in Instrument No. 20071207-0141926; (9) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (10) Subject to rights of others in and to the common areas and/or elements; (11) All applicable governmental and zoning regulations.

This is IMPROVED property known as **900 20th Avenue South #1401; Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 28th day of February, 2019.

Sina Ahour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sina Ahour** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAELDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN