Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

12:42 pm

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $835,000.00.

June Rowell
Affiant

Subscribed and sworn to me this 25th day of March, 2019.

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32183

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Frentzel, Trustee 900 20th Avenue South Unit 901 Nashville, TN 37212	New Owner	092-16-0E-081.00-CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carl E. Adams, Jr., unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Robert Frentzel, Trustee of the GMS Trust Agreement dated March 22, 2019**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 901 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, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and as amended in Instrument No. 20090818-0077786, 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 easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; 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 said Master Deed.

Being the same property conveyed to Carl E. Adams, Jr. by Warranty Deed from Edgar H. Pierce, Jr. and Sarah R. Pierce, husband and wife, of record on August 6, 2015 in Instrument No. 20150806-0078606 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl E. Adams, Jr. by Quitclaim Deed from Gerrye Nan Goins Adams of record on November 29, 2016 in Instrument No. 20161129-0124885 Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 210474 DEEDWARR
03/27/2019 01:55:54 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50

20190327-0027675

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Book 1, page 81, Chancery Court for Davidson County, Tennessee.
3. All matters shown on the Unified Plat of The Adelicia of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia, a condominium of record in Instrument Number 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
5. Charter of HOA in Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee.
6. Boundary Line Agreement in Book 9412, page 677, Register's Office for Davidson County, Tennessee.
7. Conservation Easement in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
8. Application to Combine Parcels of record in Instrument Number 20051213-0149361, in the Register's Office for Davidson County, Tennessee.
9. Restriction on Conveyance of Parking Space as contained in Quitclaim deed of record in Instrument Number 20100618-0047560, in the Register's Office for Davidson County, Tennessee.
10. Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
11. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
12. The rights of others in and to the common areas and/or elements.
13. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 900 20th Avenue South Unit 901, 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself. his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 25th day of March, 2019.

Carl E. Adams Jr. by [illegible] as Attorney-In-Fact

Carl E. Adams, Jr. by Kaitlin Adams Pinson as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Kaitlin Adams Pinsonwith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Carl E. Adams, Jr. as his Attorney-In-Fact, as the free act and deed of the within named Carl E. Adams, Jr.

Witness my hand and official seal this 25th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021