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

CRT File No. 190319761

Karen Johnson Davidson County
Batch# 225432 DEEDWARR
05/03/2019 09:38:31 AM 2 pgs
Fees: $13.00 Taxes: $2,153.40

20190503-0041460

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $582,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2019.

Notary Public
My Commission Expires: 3/25/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bruce S. Gallo 900 20th Avenue S #1310 Nashville TN 37212	New Owner	Tax Parcel ID No. 092-16-0E-128.00CO

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, **Adelicia Property Management, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce S. Gallo, unmarried man** ("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. 1310, 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, amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077736, Register's Office for Davidson County, Tennessee said unit being depicted on the Condominium site plan attached as Exhibit "B" to the aforementioned Master deed. Together with parking space numbers 139 and 140 and storage space number 52 which are assigned as limited common elements appurtenant to the above described unit, as set forth and defined in the Master Deed, as amended.

Being the same property conveyed by Quitclaim Deed from Adagio Property Management, LLC a Tennessee limited liability company to Adelicia Property Management, LLC, a Tennessee limited liability company as recorded on the 24th day of July, 2017 in Instrument No. 20170724-0074587 and Warranty Deed from Paul D. Cunningham and wife, Mary Rose Cunningham to Adagio Property Management, LLC as recorded on the 21st day of April, 2016 in Instrument No. 20160421-0039003, 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 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA Condominium of record in Instrument No. 20060222-0020964, as amended by instrument(s) of record in Instrument No. 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.

Conservation Easement, recorded in Instrument No. 20071207-0141926.

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

Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20050803-0090595.

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

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

FYI: Power of Attorney recorded at Instrument Nos. 20160421-0039001 and 20160421-0039002.

This is improved property located at 900 20th Avenue S #1310 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 30th day of April, 2019.

Adelicia Property Management, LLC.

By: Pamela Lamp, Member Manager

Pamela Lamp, Member Manager

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Pamela Lamp 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 Member Manager (or other officer authorized to execute the instrument) of Adelicia Property Management, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she 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 and official seal, at office in Nashville, Tennessee, this 30th day of April, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022