THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621406**	STATE OF ~~TENNESSEE~~ SC, RJD COUNTY OF ~~DAVIDSON~~ Aiken RJD The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Heather Hatton-Key Affiant Subscribed and sworn to before me, this 26th day of July, 2019. Regina J. Durham Notary Public My Commission Expires: Sept. 7, 2028

Karen Johnson Davidson County
Batch# 264990 DEEDWARR
08/01/2019 08:31:52 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20190801-0075764

REGINA J. DURHAM NOTARY PUBLIC SOUTH CAROLINA My Commission Expires September 7, 2028

WARRANTY DEED

Address New Owner: Pamela K. Roehl 900 20th Avenue South Unit 910 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-072.00CO

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, **Heather Hatton-Key** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela K. Roehl**, ("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. 910, together with the appurtenant interest in the common elements of The Adelicia, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and in Instrument No. 20090818-0077786, 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 Number 204, which is assigned a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Deborah D. Hatton and Heather Hatton-Key, as joint tenants with right of survivorship by Warranty Deed from Don Mark Wright, married, and Laura C. Wright, unmarried, recorded on the 22nd day of June, 2009 in Instrument No. 20090622-0057888 - Corrected by Scrivener's Affidavit in Instrument No. 20090825-0080143, in the Register's Office of Davidson County, Tennessee.

Deborah Rose Hatton having since died on September 4, 2018.

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.

This is improved property located at 900 20th Avenue South Unit 910 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 26th day of July, 2019.

Heather Hatton Key

Heather Hatton-Key

SC RJD

STATE OF ~~TENNESSEE~~ Aiken RJD
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Hatton-Key, 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 26th day of July, 2019.

Regina J Durham

Notary Public

My Commission Expires: Sept. 7, 2028

REGINA J. DURHAM
NOTARY
PUBLIC
My Commission Expires September 7, 2028
SOUTH CAROLINA