WARRANTY DEED

Karen Johnson Davidson County
Batch# 269956 DEEDWARR
08/12/2019 01:19:51 PM 2 pgs
Fees: $13.00 Taxes: $1,359.75

20190812-0080227

O-RH-19-1920-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00.

Carrol Anne Spangler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carol Anne Spangler	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	
(NAME)	(NAME)	
1920 Adelicia St. #501	PO Box 0054	**092-16-0E-028.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Palatine, IL 60055-0054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY E. WACHOLTZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROL ANNE SPANGLER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 659 aka Lot No. 40 on the Plan of Bristol Creek Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Bristol Creek Townhomes, of record in Instrument No. 20171228-0131735, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Bristol Creek Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20171228-0131735, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Together with Parking Space Number 30, which is 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 to Larry E. Wacholtz, unmarried by Warranty deed from Michael W. Cummins and wife, Susan M. Cummins of record in Instrument No. 20180604-0052681 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 04, 2018.

This conveyance is subject to:
- Taxes for the year 2019, and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee.
- 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, as amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument Number 20060221-0020199, in the Register's Office for Davidson County, Tennessee.
- By-Laws for The Adelicia Condominium Association, Inc. attached as Exhibit "C" to the aforementioned Master Deed, as subsequently amended.

- Subject to all matters shown on the Plan attached as Exhibit "B" to the aforementioned Master Deed, as subsequently amended.
- Storm Water Maintenance Agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee.
- Conservation Easement of record in Instrument Number 20071207-0141926, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1920 Adelicia St. #501, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9 DAY OF AUGUST, 2019.

Larry E. Wacholtz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY E. WACHOLTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212