Karen Johnson Davidson County
Batch# 289949 **DEEDWARR**
09/23/2019 03:40:40 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20190923-0096592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/8/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Lyda Girton Goldsmith and Herbert M. Goldsmith	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
900 20th Avenue South	**2701 Wells Fargo Way**	092-16-0E-136.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Minneapolis, MN 55467**	
(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, **HAROLD G. DORAN AND KELLY W. DORAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYDA GIRTON GOLDSMITH AND HERBERT M. GOLDSMITH, WIFE AND HUSBAND,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1303 of 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 Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, and Plat recorded in Instrument No. 20080529-0054570, 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 thereof; said Unit being depicted on Exhibit 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.

Together with Parking Space Number 165 and Storage Space Number 95B, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and de\u64257?ned in the Master Deed

Being the same property conveyed to Harold G. Doran and Kelly W. Doran, husband and wife by Warranty deed from Harold G. Doran, Trustee of the Sarah Franklin Doran 2011 Revocable Trust of record in Instrument No. 20140813-0073254 Register's Office for Davidson County, Tennessee, dated August 04, 2014 and recorded on August 13, 2014.

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 with By-Laws and Charter attached thereto, of record in Instrument Number 20060222-0020964, as amended and restated in Instrument Number 20071212-0143307 and further amended in Instrument Number

20090818-0077786, Register's Office for Davidson County, Tennessee.
• Storm water detention 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.
• Charter of record in Instrument Number 20060221-0020199, 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.
• Application to Combine Parcels of record in Instrument Number 20051213-0149361, 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: **900 20th Avenue South, 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 12 DAY OF SEPTEMBER, 2019.

Harold G. Doran

Kelly W. Doran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD G. DORAN, 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 13th of September, 2019.

Angela M. Fanion
Notary Public
My Commission Expires: August 10, 2020
(SEAL)

ANGELA M. FANION
Notary Public - State at Large
Kentucky
My Commission Expires Aug. 10, 2020
Notary ID 562679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY W. DORAN, 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 13th of September, 2019.

Angela M. Fanion
Notary Public
My Commission Expires: August 10, 2020
(SEAL)

ANGELA M. FANION
Notary Public - State at Large
Kentucky
My Commission Expires Aug. 10, 2020
Notary ID 562679

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