Karen Johnson Davidson County
Batch# 316695 DEEDWARR
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Fees: $13.00 Taxes: $1,702.00
20191118-0118510

This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039
File Number: WWD-3685

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Todd Mandel, an unmarried man,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Stephen Crofford and Barbara Crofford, husband and wife**, to be held as tenants by the entirety, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 903, together with Parking Space Number 62 and Storage Space Number 55 of The Adelicia, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property At, as shown on the Plan Exhibit "B" to the Master Deed of record in Instrument Number 20060222-0020964, amended in Instrument Number 20071212-0143307, and Instrument Number 20090818-0077786, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Todd Mandel, an unmarried man, by Warranty Deed from Rose E. Adams, Trustee of the Rose E. Adams Trust U/A Dated 07/27/2005, dated 01/31/2018 and filed for record on 02/06/2018 in Instrument Number 20180206-0077786, Register's Office for Davidson County, Tennessee.

This is improved property also known as 900 20th Avenue South, Unit 903, Nashville, Tennessee, 37212.

Map and Parcel: 092160E08000CO

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Instrument Number 20060222-0020964, amended in Instrument Number 20071212-0143307, and Instrument Number 20090818-0077786, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 14th day of November, 2019.

Todd Mandel -Grantor

STATE OF Utah

COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Mandel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of November, 2019.

AMY JEAN MALONEY
Notary Public – State of Utah
Comm. No. 694492
My Commission Expires on
Apr 18, 2021

NOTARY PUBLIC
My commission expires: 4/18/2021

Grantee(s) Name, Address:	Send Tax Statement To:
Stephen and Barbara Crofford	New Owner
117 Ponder Drive	Same
Franklin, TN 37069	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$460,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 15 day of November, 2019.

COUNTY OF WILLIAMSON
W. WILLIAM DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC

(SEAL)

Affiant

NOTARY PUBLIC
My commission expires: 12/19/20