WARRANTY DEED

Karen Johnson Davidson County
Batch# 319077 DEEDWARR
11/25/2019 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20191125-0121670

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SEVENTY THOUSAND DOLLARS AND NO CENTS ($470,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF NOVEMBER, 2019

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Notary Public

My Commission Expires: 3-7-2023

(AFFIX SEAL)

This Instrument Prepared By:
Grover Christopher Collins, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Shannon, IV (NAME)	**George Shannon, IV** (NAME)	**092-16-0E-047.00-C**
900 20th Avenue South, Unit 707 Nashville, Tennessee 37212 (ADDRESS)	900 20th Avenue South, Unit 707 Nashville, Tennessee 37212 (ADDRESS)	

16206 Rose Ave.
Monte Sereno, CA 95030

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **November 20, 2019** by and between **Steven McEwan** *("Grantor")* and **George Shannon, IV** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED SEVENTY THOUSAND DOLLARS AND NO CENTS** (**$470,000.00**) cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, I **Steven McEwan**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **George Shannon, IV, an unmarried man** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 900 20th Avenue South, 707, Nashville, TN 37212 and further described as follows to wit:

Being Unit No. 707, 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, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed to which record is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven McEwan by Special Warranty Deed dated the 20th day of December, 2007, from Adelicia Development, LLC, a limited liability company organized and duly existing under the laws of Tennessee and formerly known as CRP Venture I, LLC, of record as Instrument No. 20080103-0000469 in the Register's Office for Davidson County, Tennessee.

Together with Parking Space Number 116, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

This conveyance is made subject to:

(1) Property taxes for the year **2019**, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 caused this instrument to be executed on the date first above written.

GRANTOR:

Steven McEwan
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Grover Collins, of the State and County aforesaid, personally appeared **Steven McEwan,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by signing his name as Grantor.

WITNESS my hand and seal this 20 day of November, **2019**

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm. Exp. COUNTY

NOTARY PUBLIC

Comm EXP 9/7/21

EXHIBIT "A"
Property Description

Closing Date: **November 20, 2019**
Buyer(s): **George Munroe Shannon IV**
Property Address: **900 20th Avenue South, APT 707, Nashville, TN 37212**

PROPERTY DESCRIPTION:

Being Unit No. 707, 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, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed to which record is hereby made for a more complete and accurate legal description.

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(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

201911250121670

True Copy Certification

I, **Jennifer L. Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020