WARRANTY DEED

Karen Johnson Davidson County
Batch# 332554 DEEDWARR
12/19/2019 03:09:29 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20191219-0131237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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

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)
Dawson Knox	new owner	
(NAME)	(NAME)	**092-16-0E-038.00-CO**
900 20th Ave S #603		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **417 LLC, A VIRGINIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWSON KNOX, A SINGLE MAN,** 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. 603, together with the appurtenant interest in the common elements of The Adelicia, Condominium, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and as further amended 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 256 and Storage Space Number 82, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to 417 LLC, a Virginia Limited Liability Company by Warranty deed from Richard Lesher and Patricia Lesher, husband and wife of record in Instrument No. 20171006-0102877 Register's Office for Davidson County, Tennessee, dated October 04, 2017 and recorded on October 06, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record on Exhibit B of The Adelicia, a Condominium, of record in Instrument 200602220020964, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 81, Chancery Court for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia of record in Instrument Number 20060222-0020964, amended and restated in Instrument 20071212-0143307 and amended in Instrument 20090818-0077786, Register's Office for Davidson County, Tennessee.
- All matters shown on the Unified Plat of The Adelicia of record in Instrument 20080529-0054570, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20060221-0020199, 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 and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **900 20th Ave S #603, 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 16th DAY OF DECEMBER, 2019.

417 LLC, a Virginia Limited Liability Company

BY: _____
Pooneh Butler
Authorized Agent

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, POONEH BUTLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 417 LLC, A VIRGINIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of December, 2019.

_____
Notary Public
My Commission Expires: 01.31.2023
(SEAL)

BRIAN DAVID ALGER
NOTARY PUBLIC
REGISTRATION # 251114
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2023

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