Karen Johnson Davidson County
Batch# 332930 DEEDWARR
12/20/2019 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.13
20191220-0131722

35153

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35153-11-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $874,900.00. Affiant Subscribed and sworn to before me this 16th day of December, 2019. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Devin Bradbury & Patty Bradbury 12523 Highfield Circle Bradenton, FL 34202	New Owner 12523 Highfield Circle Bradenton, FL 34202	Map and Parcel No.: 092 16 0 E 033 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Chapman, a married man**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Devin Bradbury, a single woman and Patty Bradbury, a married woman, as joint tenants with right of survivorship** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 20th Avenue S. #615, Nashville, TN 37212.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 executed this instrument on the 12 day of December, 2019.

Steven Chapman

STATE OF FLORIDA
COUNTY OF Pinellas

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

Witness my hand, at office, this 12 day of December, 2019.

Notary Public

My Commission Expires:
10/25/2020

ANNE T. VON HEAL
Commission # GG 038739
Expires October 25, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 615, 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, amended and restated in Instrument No. 20071212-0143307, 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.

Being the same property conveyed to Steve Chapman, married by deed dated September 11, 2015 from Charles N. Martin, Jr., Trustee of the Leipers Creek Revocable Trust U/A/D October 8, 2004 of record in Instrument No. 20150918-0094801, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 15, 2016 of record in Instrument No. 20160120-0005544, Register's Office for Davidson County, Tennessee, Steven Chapman, also known as Steve Chapman, a married man, conveyed subject property to Steven Chapman, a married man.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 092 16 0 E 033 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Adelicia, a condominium, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court for Nashville.
5. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
6. Conservation easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
7. Boundary Line Agreement of record in Book 9412, page 677, Register's Office for Davidson County, Tennessee.
8. Rights of others in and to the use of the common areas/elements.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

