THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123630

Karen Johnson Davidson County
Batch# 354682 DEEDWARR
02/07/2020 08:38:30 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20200207-0014298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00

Affiant, Trustee

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public
My Commission Expires: 11/8/2021

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen C. Hall, Trustee 900 20th Avenue South Unit 1214 Nashville TN 37212	New Owner	Tax Parcel ID No. 092160E11600CO

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, **William T. Chapman IV, Trustee of the 20th Avenue South Trust, dated August 6, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen C. Hall, Trustee, of the Karen C. Hall Revocable Trust, dated November 6, 2012** ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1214, 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 and Instrument No. 20090818-0077786, Registers Office for said County, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 179 and 180 and Storage Space Number 18, which were 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 William T. Chapman, IV, Trustee of the 20th Avenue South Trust dated August 6, 2012 by Warranty Deed from Lavon Coleman, unmarried, recorded on the 1st day of November, 2012 in Instrument No. 20121101-0100723, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the following matters:

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

   Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA Condominium of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-0143307 and 20090818-0077786, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.

3. Any easements shown on the plat of O.B. HAYES 2ND SUBDIVISION, as recorded in Plat Book 1, Page(s) 81, in the Register's Office of Davidson County, Tennessee

4. Conservation Easement recorded at Instrument No. 20071207-0141926, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 900 20th Avenue South Unit 1214 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors 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 otherwise provided herein. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of January, 2020.

The 20th Avenue South Trust, dated August 6, 2012

By: _____, Trustee
William T. Chapman IV, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, Trustee with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the 20th Avenue South Trust, dated August 6, 2012 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of January, 2020.

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021