THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 20012471**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,071,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2020. Notary Public My Commission Expires: 03-08-21

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

Karen Johnson Davidson County
Batch# 376343 **DEEDWARR**
03/24/2020 08:36:05 AM 2 pgs
Fees: $13.00 Taxes: $3,962.70

20200324-0031705

WARRANTY DEED

Address New Owner: Eric D. Humes and Marcy W. Humes, Trustees 900 20th Avenue South Apt 1001 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0E 095.00

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, **Larry Jackson and Camilla S. Jackson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric D. Humes and Marcy W. Humes, Trustees of The Eric D. Humes and Marcy W. Humes joint trust UAD March 25, 2016**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1001, 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 further amended at Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Larry Jackson and Camilla S. Jackson, Husband and Wife, by Warranty Deed from Scott G. Blackman and Jennifer S. Blackman, Husband and Wife, of record in Instrument No. 20150513-0044039, in the Register's Office of Davidson County, Tennessee, dated May 12, 2015 and recorded on May 13, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 900 20th Avenue South Apt 1001 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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 23rd day of March, 2020.

Larry Jackson

Camilla S. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Jackson and Camilla S. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022