Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Affiant

Subscribed and sworn to before me, this 25th day of March, 2020.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My commission expires: 1-8-24

07-1912-87095

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
John Gromos	Owners	092-16-0-E-105.00 CO
900 20th Ave S #1109 Nashville TN 37212		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine C. Thornton, Successor Trustee of the Kristen P. Thornton Revocable Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Gromos and Elizabeth Gromos, husband and wife,** hereinafter called the Grantees, their successors and assigns, a 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. 1109, 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, and amended in Instrument No. 20090818-0077786, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen P. Thornton, as Trustee of the Kristen P. Thornton Revocable Trust, dated 5/18/11 by Quitclaim Deed from Kristen P. Thornton, a widow not since remarried, dated May 18, 2011, recorded June 1, 2011, of record in Instrument No. 20110601-0041545, Register's Office for Davidson County, Tennessee. The said Kristen P. Thornton, also known as Kristen Platt Thornton, having since died on October 1, 2015. Pursuant to the terms of the Agreement for said, Katherine C. Thornton was appointed as Successor Trustee of said Trust.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **900 20th Ave S #1109, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Karen Johnson Davidson County
Batch# 377683 DEEDWARR
03/26/2020 09:10:31 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20200326-0032759

WITNESS my hand this 19 day of March, 2020.

Katherine C. Thornton, Successor Trustee

Katherine C. Thornton, Indivdually

STATE OF CALIFORNIA
COUNTY OF _____ See attached acknowledgment

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Katherine C. Thornton, Successor Trustee of the Kristen P. Thornton Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in _____, CA, this _____ day of March, 2020.

Notary Public

My Commission expires: _____

STATE OF CALIFORNIA
COUNTY OF _____ See attached acknowledgment

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Katherine C. Thornton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in _____, CA, this _____ day of March, 2020.

Notary Public

My Commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 19th day of March 2020, by Katherine C. Thornton, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal) Signature: Terrie Quinton

TERRIE QUINTON
Notary Public - California
San Diego County
Commission # 2217686
My Comm. Expires Nov 8 2021

Mechanic's Lien and Extended Coverage Affidavit and Indemnity