WARRANTY DEED	Karen Johnson Davidson County Batch# 412889 DEEDWARR 06/10/2020 11:39:13 AM 3 pgs Fees: $18.00 Taxes: $1,248.75 20200610-0059496

Address New Owners as:	Tax Bill To:	Map / Parcel
Madan and Shubhada Jagasia 2945 Polo Club Road Nashville TN 37221	New Owners	080C-A-010.01

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Allison Thomas and Allison M. Thomas**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, **Shubhada Jagasia and Mada Jagasia, husband and wife,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 407, 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 20060222-0020964, as amended and restated by instrument of record in Instrument 20071212-0143307, Register's Office for said County (collectively the "Master Deed"), said unit being depicted on the Condominium plat attached as Exhibit B to the aforesaid Master Deed, to which record reference is hereby made for a more particular description thereof.

TOGETHER with Parking Space No. 111, which is 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 Mary Allison Thomas by Special Warranty Deed from Adelicia Development LLC, dated July 3, 2008, of record in

Instrument 2008711-0071635, Register's Office for Davidson County, Tennessee. The said Mary Allison Thomas conveyed an undivided one-half interest in subject premises to Allison M. Thomas by Quitclaim Deed dated July 22, 2012 and filed of record in Instrument 20120626-0055878, Register's Office for said County.

This is improved property known as 1920 Adelicia Street, Unit 407.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Master Deed as of record in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, said Register's Office.
3. Easement of record in Instrument No. 20071207-0141926 and Instrument No. 20050803-0090595, said Register's Office.
4. Stormwater Detention Agreement as of record in Instrument No. 20050802-0090098.
5. Subject to all matters as shown on plat of record in Instrument No. 20080529-0054570, said Register's Office.
6. Charter of Adelicia Condominium Association of record in Instrument No. 20060221-0020199, said Register's Office.
7. Boundary line agreement of record in Book 9412, Page 677, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $337,500.00.

Affiant

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

Notary Public

My Commission Expires: 11-26-2020

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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

MBT

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of June, 2020.

Mary Allison Thomas

Allison M. Thomas

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Mary Allison Thomas and Allison M. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 1st day of June, 2020.

Notary Public

My Commission Expires: 11-26-2020

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY