Karen Johnson Davidson County
Batch# 435888 DEEDWARR
07/13/2020 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20200713-0076128

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 7/5/21
File No. G20-9249

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021 MISTY M. NEWCOMB

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John T. Tressler (NAME)	Cenlar (NAME)	092-16-0E-156.00-C
900 20th Ave S # 1510 (STREET ADDRESS)	PO Box 77404 (STREET ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (ZIP)	Ewing NJ 08628 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gregory A. Lanigan and Susan S. Lanigan, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John T. Tressler, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit No. 1510, 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 20060222-020964 as amended and restated by instrument of record in Instrument 20071212-0143307 amended in Instrument 20090818-0077786, Register's Office for Davidson County, Tennessee (collectively the "Master Deed"), said Unit being depicted on the Condominium Plat attachced as Exhibit "B" to the aforementioned Master Deed.

2. Stormwater Maintenance Agreement of record in Instrument 200508020090098, Register's Office for said County.

3. Master Deed and Amendments of record in Instrument 20060222-0020964; 20071212-0143307 and 20090818-0077786, Register's Office for said County.

4. Charter for Homeowners Association of record in Instrument 20060221-0020199, Register's Office for said County.

5. Unified Plat of record in Instrument 20080529-0054570, Register's Office for said County.

6. Agreement for Dedication of Easement of record in Instrument 20050803-0090595, Register's Office for said County.

7. Easement for Conservation of record in Instrument 20071207-0141926, Register's Office for said County.

8. Boundary Line Agreement of record in Book 9412, Page 677, Register's Office for said County.

9. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 900 20th Avenue South, 1510, 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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of July, 2020.

Gregory A. Lanigan

Susan S. Lanigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2020, before me personally appeared Gregory A. Lanigan and Susan S. Lanigan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2020.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2021

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

True Copy Certification

I, Steve Berneman 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021