Karen Johnson Davidson County
Batch# 509211 DEEDWARR
11/05/2020 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $3,385.50
20201105-0129712

#35890

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35890-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Ruth M. Brock Affiant Subscribed and sworn to before me this 2nd day of November, 2020. Stacy L Thomas Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Christopher James Werder 900 20th Avenue South #1315 Nashville, TN 37212	**Send Tax Bills To:** New Owner 900 20th Avenue South #1315 Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 092160E13100CO

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, **Bruce R. Evans and wife, Bridgitt B. Evans,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher James Werder** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 20th Avenue South #1315, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2nd day of November, 2020.

Bruce R. Evans

Bridgitt B. Evans

STATE OF Massachusetts

COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bruce R. Evans and Bridgitt B. Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of October, 2020.

Notary Public
Meredith C Twigg

My Commission Expires: 01/24/2025

MEREDITH C. TWIGG
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 24, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1315, 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, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amended and restated Master Deed.

Together with Parking Space Numbers 102 and 103 and Storage Space Number 10, which are 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 Bruce R. Evans and Bridgitt B. Evans, joint tenants with rights of survivorship, by deed dated December 2, 2013 from Whitney Gage Patton, married of record in Instrument No. 20131203-0123060, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Adelicia, a condominium, 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 Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court for Nashville.
5. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
6. Conservation easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
7. Boundary Line Agreement of record in Book 9412, page 677, Register's Office for Davidson County, Tennessee.
8. Rights of others in and to the use of the common areas/elements.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

