WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00 .

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2020.

Carmen Coats
Notary Public
COMMISSION EXPIRES:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-30-2022

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 515522 DEEDWARR
11/12/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20201112-0133653

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Oliver And Kelly Oliver	JP MORGAN CHASE	092-16-0E-034.00-C
(NAME)	(NAME)	
900 20TH Avenue South, Unit 611	700 ICANSAS LANE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	MONROE, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Thomas W. Coomes and Shelley L. Coomes, as Trustees of The Coomes Revocable Trust u/a/d June 3, 2011,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Oliver and Kelly Oliver, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 611 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, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 221 and 222 and Storage Space Number 58, 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 Thomas W. Coomes and wife, Shelley L. Coomes by Special Warranty deed from Adelicia Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071226-0147249 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 26, 2007 and further conveyed to Thomas W. Coomes, and Shelley L. Coomes, as Trustees of The Coomes Revocable Trust dated June 3, 2011 by Quitclaim Deed dated July 8, 2011 from Thomas W. Coomes and wife, Shelley L. Coomes, recorded July 8, 2011, in Instrument Number 20110708-0052504, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 900 20th Avenue South, Unit 611 (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37212 (Postal Zip)

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; 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, successors 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.

Witness our hands this 9th day of November, 2020.

TRUSTEE
Thomas W. Coomes, Trustee

TRUSTEE
Shelley L. Coomes, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Thomas W. Coomes and Shelley L. Coomes, Trustees, 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 in their capacity as Trustees for the purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2020.

Commission Expires: 3-7-2023

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

