Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me this 23rd day of December, 2020

Notary Public
My commission expires: 08/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 543215 DEEDWARR
12/29/2020 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20201229-0154128

Address of New Owner:	Send Tax Bills to:	Tax Information
William T. Stewart 1681 Mallory Ln. Brentwood, TN 37027	Same	092-16-0E-067.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Roxanne N. Ellwanger and David K. Ellwanger, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William T. Stewart, unmarried,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 801, 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 Davidson County, Tennessee (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to David K. Ellwanger and wife, Roxanne N. Ellwanger by deed from Adelicia Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071227-0147566, Register's Office for Davidson County, Tennessee, and dated December 20, 2007.

This conveyance is made subject to the following:

1. Charter of Adelicia Condominium Association of record in Instrument No. 20060221-0020199 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20060222-0020964 and amended in Instrument No. 20071212-0143307 and No 20090818-0077786 Register's Office for Davidson County, Tennessee.

3. All matters appearing on the plan of The Adelicia of record in Instrument No. 200090818-0077786 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 900 20th Avenue South, #801, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of December, 2020.

Roxanne N. Ellwanger

Roxanne N. Ellwanger

David K. Ellwanger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of December, 2020, before me personally appeared Roxanne N. Ellwanger and David K Ellwanger, 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 23rd day of December, 2020.

Notary Signature
My commission expires: 9/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202012290154128

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY