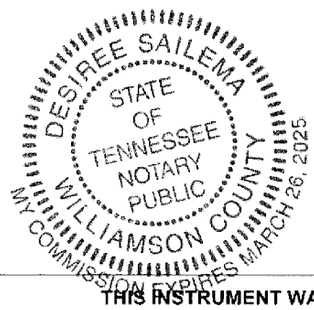
Karen Johnson Davidson County
Batch# 691359 DEEDWARR
08/05/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20210805-0105426

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Richard D. Minter	New Owner	092160E08400CO
(NAME)	(NAME)	
900 20th Avenue South, Unit 1006	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211694

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, I/we, **Bradley B. Hartrich, a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Richard D. Minter, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Bbeing Unit No. 1006, 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 1 and Storage Space Number 60, 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 Bradley B. Hartrich by Quitclaim Deed from Bradley B. Hartrich and Joshua Mark Gilmore, dated January 27, 2021 and filed of record in Instrument No. 20210127-0011797, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia and filed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, further amended in Instrument No. 20090818-0077786, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to the common elements.

And also made subject to easement appearing of record in Instrument No. 20071207-0141926, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 900 20th Avenue South, Unit 1006, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of July, 2021

Bradley B. Hartrich

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bradley B. Hartrich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of July, 2021.

Notary Public
My Commission Expires: 3/25/25



Tennessee Certification of Electronic Document

I, Shonna Carter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/28/21 (date of document).

Shonna Carter
Affiant Signature

08/04/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of August, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025