**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210736318**

Karen Johnson Davidson County
Batch# 700710 **DEEDWARR**
08/19/2021 10:26:51 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50

20210819-0112265

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Eben Rosenthal and Mary Hawn<br>900 20th Avenue South Unit 1411<br>Nashville TN 37212 | New Owner | Tax Parcel ID No.<br>092-16-0E-146.00 CO |

**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, **Michael David Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eben Rosenthal and Mary Hawn, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1411, 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(s) 23 and 24 and Storage Space Number 10013 which is 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 MICHAEL DAVID JOHNSON, by deed from PATTY MILNER MARVEL, TRUSTEE OF THE PATTY MILNER MARVEL GENERATION SKIPPING TRUST U/T/D NOVEMBER 14, 1995, of record in Instrument No. 20180705-0064844 , dated June 29, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 092-16-0E-146.00 CO.

Matters shown on the Plan of record in Instrument No. 20080529-0054570, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and first amendment of record in Instrument No. 20090818-0077786, said Register's Office.

Conservation Easement of record in Instrument No. 20071207-0141926, said Register's Office.
Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050802-0090098, said Register's Office.

This is improved property located at 900 20th Avenue South Unit 1411 Nashville TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of August, 2021.

Michael David Johnson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael David Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022