Davidson County DEEDWARR
Recvd: 02/21/08 14:22 4 pgs
Fees:23.00 Taxes:3518.93
20080221-0017217

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin, P.C.
2021 Richard Jones Road
Suite 220
Nashville, TN 37215
(615) 320-3262

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP/PARCEL**
James W. Guthrie	**SunTrust Mortgage, Inc.**	**92-16-E-182CO**
900 20th Avenue South	**P. O. Box 79041**	
Unit 1706	**Baltimore, MD 21279-0041**	
Nashville, TN 37212		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$951,062.00**

Affiant

Subscribed and sworn to before me this the 19th day of February, 2008.

Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 02/14/2009

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 19th day of February, 2008, by and between **ADELICIA DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor") and **James W. Guthrie and wife, Olivia P. Guthrie** ("Grantee").

Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and their heirs, legal representatives, executors, successors and assigns.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN and No/100 DOLLARS ($10.00) and other good and valuable consideration to its hand paid by Grantee, the receipt and

sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate, lying and being in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Unit").

This is improved property known as **900 20th Avenue South, Unit 1706, Nashville, TN 37212.**

TO HAVE AND TO HOLD the same in fee simple absolute forever.

This conveyance is subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. All taxes for the year of closing and subsequent years, special assessments and other assessments and liens, whether or not they are of record.

2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the 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, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

4. All covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit.

AND Grantor hereby covenants with Grantee that, subject to and except for the Permitted Title Exceptions, title to the Unit is free from all encumbrances made by Grantor, and that, subject to and except for the Permitted Title Exceptions, Grantor does hereby warrant and will defend the title to the Unit against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

{SIGNATURE ON NEXT PAGE}

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

ADELICIA DEVELOPMENT, LLC

By: Shannon Gleason
Shannon Gleason

Title: Controller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Shannon Gleason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Controller of Adelicia Development, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Controller, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company by herself as such Controller.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 19th day of February, 2008.

Notary Public

My Commission Expires:
7-19-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Exhibit A

Legal Description of the Unit

Being Unit No. 1706 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.

Being part of the same property conveyed to CRP Venture I, LLC by deed from Laurence M. Papel, Trustee, of record in Instrument No. 20040908-0108846, by deeds from Tennessee Association of Realtors, Inc., of record in Instrument No. 20050119-0006713 and Instrument No. 20050119-006714, and by deed from Corner Partnership, LLC, to Adelicia Development, LLC, of record in Instrument No. 20071207-0141927, said Register's Office. The said CRP Venture I, LLC changed its name to Adelicia Development, LLC by Articles of Amendment to the Articles of Organization of record as Instrument No. 20050314-0027989, said Register's Office and filed with the Secretary of State, Control Number 0476783.

Together with **Parking Space Numbers 343 and 344 and Parking Space Number 42**, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.