1st

Davidson County DEEDWARR
Recvd: 05/15/08 14:13 6 pgs
Fees:33.00 Taxes:3338.51
20080515-0050172

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP PARCEL |
|---|---|---|
| Adelicia Retail, LLC<br>c/o Corner Realty Partners, LLC<br>Suite 580<br>1600 Division Street<br>Nashville, Tennessee 37203 | Same | 92-16-E/1 CO. |

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $902,300.00.

Affiant

Subscribed and sworn to before me this the 14th day of May, 2008.

Notary Public

DEIRDRIU COFFMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 2, 2011

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Adelicia Development, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Adelicia Retail, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

**(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)**

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B"**.



N MBH 657481 v1
2826279-000010 5/12/2008

This is improved property known as 1920 Adelicia Street, Suite 100, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit "B"** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 14th day of May, 2008.

**GRANTOR:**

Adelicia Development, LLC, a Tennessee limited liability company

By: _____
Laurence M. Papel

Title: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office, in Nashville, Tennessee, this the 14th day of May, 2008.

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Deirdriu Coffman
Notary Public

My Commission Expires:

~~My Commission Expires MAY 2, 2011~~

N MBH 657481 v1
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# EXHIBIT "A"

Being Unit No. CU1, 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, said Unit being depicted on the Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Being a portion of the same property conveyed to CRP Venture I, LLC, a Tennessee limited liability company in Instrument No. 20040908-0108846, Instrument No. 20050119-0006713 and Instrument No. 20050119-0006714, Register's Office for Davidson County, Tennessee. The said CRP Venture I, LLC having since changed its name to Adelicia Development, LLC pursuant to Articles of Amendment to the Articles of Organization of CRP Venture I, LLC of record in Instrument No. 20050314-0027989, said Register's Office, and filed with the Tennessee Secretary of State, Control Number 0476783.

Together with: (a) Parking Spaces Numbers 266, 267, 268, 269 and 270, and 296 through 323 (inclusive) designated on the Condominium Plat; (b) use of Outdoor Terrace Areas adjacent to Unit CU1; (c) use of the West Dumpster Pad/Area in the Building Trash Removal Area, as shown by cross-hatching on Exhibit C hereto; and (d) use of the Retail Bookkeeping office, as shown by cross-hatching on Exhibit D hereto, all of which are assigned as Limited Common Elements appurtenant to Unit CU1, as set forth and defined in the Master Deed.

**EXHIBIT "B"**

**THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:**

1. Metropolitan Government and Davidson County Taxes for the year 2008 and subsequent years.

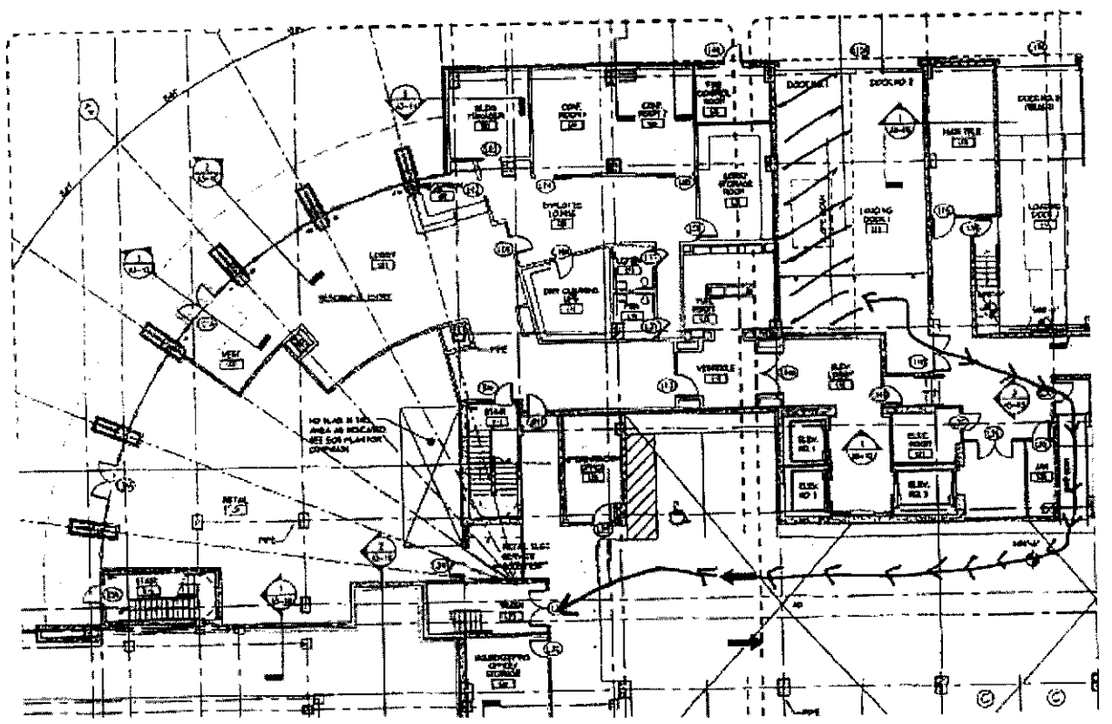
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia, and recorded in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-143307, Register's Office for Davidson County, Tennessee.

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

4. Boundary Line Agreement as of record in Book 9412, page 677, Register's Office for Davidson County, Tennessee

**EXHIBIT "C"**

**WEST DUMPSTER PAD/AREA IN**
**BUILDING TRASH REMOVAL AREA**



# EXHIBIT "D"

## RETAIL BOOKKEEPING OFFICE

