WARRANTY DEED

JILL CONNORS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$368,000.00**

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2008.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance H. Adams	**SAME**	**92-16-E-36CO**
(NAME)	(NAME)	
23 Morning Song Lane		
(ADDRESS)	(ADDRESS)	
Hudson, OH 44236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Alton Ross Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Constance H. Adams**, 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:

Being Unit No. 607, 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 the same property conveyed to Alton Ross, Jr. by deed from Adelicia Development, LLC a Tennessee limited liability company of record in Instrument Number 20080128-0008725, Register's Office for Davidson County, Tennessee.

Together with **Parking Space Number 255 and Storage Space Number 71,** which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **900 20th Avenue South, Unit 607, Nashville, TN 37212**

(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of June, 2008.

Alton Ross Jr. by Elisabeth Ross

Alton Ross Jr. by Elisabeth Ross, His Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/05/08 08:19 2 pg
Fees:13.00 Taxes:1361.60

20080605-0057574

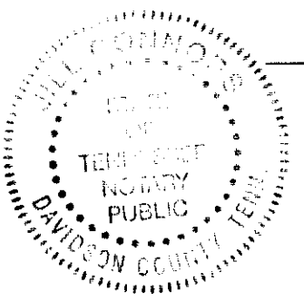
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elisabeth Ross with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Alton Ross, Jr. and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purposes therein contained..

Witness my hand and official seal at Nashville, Tennessee this 4TH DAY OF JUNE, 2008.

Commission expires: 7-19-08



J McConnon

Notary Public