THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00. Deborah Yancey Jones Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2008. Deborah H. Berrie Notary Public MY COMMISSION EXPIRES: 3-20-2010 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Sebzda	Bank of America	MAP 92-16-E
900 20th Ave. South Unit#1008	9000 Southside Boulevard, Building 700	PARCEL 85.00CO
Nashville, TN 37212	Jacksonville, FL 32256	
(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, **Christopher Rhyne and wife, Julie Rhyne**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Sebzda**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1008, together with Parking Space Number 193 and Storage Space Number 34 and the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20060222-0020964, amended and restated by 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 Christopher Rhyne and wife, Julie Rhyne by deed from Adelicia Development, LLC, a Tennessee limited liability company of record as Instrument No. 200712260147254, said Register's Office, dated December 19, 2007.

THIS CONVEYANCE IS SUBJECT TO: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed of record in Document No. 20060222-0020964 and amended in Document No. 20071212-0143307, said Register's Office, to which plan reference is hereby made for a more complete description; Boundary Line Agreement of record in Book 9412, page 677, said Register's Office; the provisions of the condominium Master Deed of record in Document No. 20060222-0020964, amended in Document No. 20071212-0143307. said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is **(X)** IMPROVED property known as **900 20th Ave. South Unit#1008, Nashville, TN 37212.**

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 our hands this the 17th day of June, 2008.

Christopher Rhyne

Julie Rhyne

Davidson County DEEDWARR
Recvd: 06/23/08 14:16 2 pgs
Fees:13.00 Taxes:1369.00

20080623-0064531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Rhyne** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Rhyne** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN