THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27797-06-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2008. Notary Public My Commission Expires: CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert G. "Bo" Martindale, III 3018 Thompson Lane Murfreesboro, TN 37129	New Owner 3018 Thompson Lane Murfreesboro, TN 37129	Map and Parcel No.: 092160E064.00CO

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, **Johnny E. Evans and wife, Deborah J. Evans**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert G. "Bo" Martindale, III** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 20th Avenue South, Unit 807, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of June, 2008.

Johnny E. Evans

Deborah J. Evans

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Johnny E. Evans and Deborah J. Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2008.

Notary Public

My Commission Expires:

CHRISTOPHER S. POLLARD Notary Public - State of Florida My Commission Expires Jul 2, 2011 Commission # DD 691083 Bonded Through National Notary Assn.

Davidson County DEEDWARR
Recvd: 07/02/08 13:54 2 pgs
Fees:13.00 Taxes:1139.60

20080702-0068500

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 807, 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, amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 168 and Storage Space Number 29, which are 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 Johnny E. Evans and wife, Deborah J. Evans by deed dated December 19, 2007 from Adelicia Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20071231-0149474, Register's Office for Davidson County, Tennessee. Grantee's name corrected to Johnny E. Evans by Scrivener's Affidavit in Instrument No. 20080130-0009600, said Register's Office.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Adelicia Condominium Association, Inc. of record in Instrument No. 200602210020199, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Adelicia, a Condominium, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court for Nashville, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
7. Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.