THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27818-06-2008** **Record & Return To:** **Wilkins & Ivey, Attorneys** **5200 Maryland Way, Suite 109** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2008. Notary Public My Commission Expires: 3-20-2010

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David H. Krantz, Marybeth Shinn 900 20th Avenue South, Unit 1615 Nashville, TN 37212	New Owner	Map and Parcel No.: 092160E17300CO

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, **Dennis VanSlyke**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David H. Krantz and spouse, Marybeth Shinn** ("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 1615, 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 21st day of July, 2008.

Dennis VanSlyke by Matthew I. VanSlyke, Attorney-in-Fact

Dennis VanSlyke
by Matthew Van Slyke, Attorney in Fact pursuant to a Power of Attorney dated the 19th day of June, 2008 of record in Instrument No. 20080723007557l , Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Matthew VanSlyke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Dennis VanSlyke** as he Attorney-In-Fact, as the free act and deed of the within named **Dennis VanSlyke**.

Witness my hand, at office, this 21st day of July, 2008.

Notary Public

My Commission Expires:

GERALD B. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

Davidson County DEEDWARR
Recvd: 07/23/08 14:13 2 pgs
Fees:13.00 Taxes:2349.50

20080723-0075572

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1615, 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 Spaces Numbers 21 and 22 and Storage Space Number 49, 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 Dennis VanSlyke by Special Warranty Deed dated January 3, 2008, from Adelicia Development, LLC, a Tennessee limited liability company recorded as Instrument Number 20080110-0003301, Register's Office for Davidson County, Tennessee.

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. 20060221-0020199, 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. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
5. Easement for Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.