Davidson County DEEDWARR
Recvd: 08/01/08 12:12 2 pgs
Fees:13.00 Taxes:2553.00

20080801-0079185

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $690,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2008.

Notary Public

My commission expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward Murray III	**New owner**	092-160-E-082.00CO
8921 Wildflower Dr.		
Cheyenne, WY 82009		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vincenzo R. Sinatra and Jacqueline Sinatra, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Murray III and wife, Catherine M. Murray

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 located in Davidson County, Tennessee, being Unit No. 1002 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a condominium of record in Instrument No. 20060222-0020964, amended in Instrument No. 20071212-0143307, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "F" to said Master Deed.

Being the same property conveyed to Vincenzo R. Sinatra and Jacqueline Sinatra by deed from Adelicia Development, LLC of record in Instrument No. 20071227-0147849, in the Register's Office for Davidson County, Tennessee, dated December 19, 2007.

Being part of the same property conveyed to CRP Venture I, LLC by deed Laurence M. Papel, Trustee, of record in Instrument No. 20040908-0108846, by deeds from Tennessee Association of Realtors, Inc., of record in Instrument No. 20050119-0006713 and Instrument No. 20050119-0006714 and by deed from Corner Partnership, LLC, to Adelicia Development, LLC, of record in Instrument No. 20071207-0141927, Register's Office for Davidson County, Tennessee. The said CRP Venture I, LLC changed its name to Adelicia Development, LLC by Articles of Amendment to the Articles of Organization of record in Instrument No. 20050314-0027989, Register's Office for Davidson County, Tennessee, and filed with the Secretary of State, Control No. 0476783.

[Together with Parking Space Number(s) 70 and 71 which is 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 all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (__X__) unimproved (____) property known as 900 20th Ave S, #1002, Nashville, TN 37202.

092-160-E-082.00CO is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF July 31, 2008:

Vincenzo R. Sinatra

Jacqueline Sinatra

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Vincenzo R. Sinatra and Jacqueline Sinatra, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 31st 18TH day of July, 2008.

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7-19-08

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 31st day of July, 2008.

My Commission Expires:_____

_____
Notary Public

20081332R