BILL GARRETT, Davidson County
Trans:T20090048650 DEEDWARR
Recvd: 07/20/09 10:13 2 pgs
Fees:13.00 Taxes:1398.60
20090720-0067615

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jedidiah J. Snyder
900 20th Avenue South, #605
Nashville, TN 37212

SEND TAX BILL:

Mortgagee

MORTGAGEE:
New South Federal Savings Bank
210 Automation Way, MSN 49730
Birmingham, AL 35210

MAP AND PARCEL:
MAP 92-16-E
PARCEL 37CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph A. Otterpohl and wife, Deborah D. Milligan**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Jedidiah J. Snyder, unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being Unit No. 605, 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 JOSEPH A. OTTERPOHL AND WIFE, DEBORAH D. MILLIGAN, by deed from ADELICIA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20071217-0144184, dated December 14, 2007, said Register's Office.
>
> Together with Parking Space Number(s) 108 and Storage Space Number(s) 33, 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 made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 900 20th Avenue South, #605, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of July, 2009.

Joseph A. Otterpohl

Deborah D. Milligan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joseph A. Otterpohl and Deborah D. Milligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of July, 2009.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $378,000.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: _____

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012