THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29147-10-2009** **Record & Return To:** **Gibson, Gregory & Gwyn, PLLC** **401 Church Street, Suite 2220** **Nashville, TN 37219**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 6th day of November, 2009. Notary Public My Commission Expires: 9/18/2011 JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Sumanth M. Jayaraman 900 20th Avenue South, Apt. 1007 Nashville, TN 37212	**Send Tax Bills To:** Bank of America 801 Crescent Center Dr #510 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 092160E09200CO

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, **Dale K. Johnson, Jr., a married man**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sumanth M. Jayaraman, unmarried and Adhilakshmi Jayaraman, married, as joint tenants with the right of survivorship,** ("Grantee"), their 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, Apt. 1007, 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.

Subject property is not now nor has it ever been the principal residence of Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of November, 2009.

Dale K. Johnson, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dale K. Johnson, Jr.**, 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 for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2009.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 6, 2011

Davidson County DEEDWARR
Recvd: 11/06/09 15:42 3 pgs
Fees:18.00 Taxes:1387.50
20091106-0103110

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1007 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, amended in Instrument No. 20090818-0077786, 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 209 and Storage Space Number 110 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 Dale K. Johnson, Jr., a married man, by deed dated 1/3/2008 from Adelicia Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080107-0001674, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
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 and amended in Instrument No. 200908180077786, 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.

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

