THIS INSTRUMENT PREPARED BY: **Mudter and Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29517-04-2010** File Box 9B	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 30th day of April, 2010. Notary Public My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Jacob M. Coleman 900 20th Avenue South,#1206 Nashville, TN 36212'	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 092160E11200CO

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, **Mickie Leonard**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob M. Coleman** ("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 1206, 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 28th day of April, 2010.

Mickie Leonard

STATE OF FLORIDA
COUNTY OF BROWARD

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

Witness my hand, at office, this 28th day of April, 2010.

Personally Known

Notary Public

My Commission Expires:

Notary Public State of Florida
Doreen L Knoechel
My Commission DD716863
Expires 09/19/2011

BILL GARRETT, Davidson County
Trans: T20100026830 DEEDWARR
Recvd: 05/05/10 14:02 2 pgs
Fees: 13.00 Taxes: 1387.50

20100505-0034144

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1206, together with the appurtenent 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 re-stated in Instrument No. 20071212-0143307 and 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.

Together with Parking space Number 178 and Storage Space Number 17, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being part of the same property conveyed to Mickie Leonard, unmarried, by deed dated 12/28/2007 from Adelicia Development, LLC, of record in Instrument No. 20080103-0000740, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Mickie Leonard, unmarried, by quitclaim deed dated 8/4/2009 from Adelicia 1214, LLC, a Florida limited liability company, recorded as Instrument No. 20090819-0077906, said Register's Office.

This conveyance is made subject to:

1. 2010 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, and amended in Instrument No. 20090818-0077786, 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 Instument 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.