THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29583-06-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $672,500.00. Affiant Subscribed and sworn to before me this 16th day of July, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Sarah R. Pierce, Edgar H. Pierce, Jr. 900 20th Avenue South, Apt. 901 Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 092 160 E 08100 CO

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, **Melinda E. Carroll, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edgar H. Pierce, Jr. and wife, Sarah R. Pierce.** ("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, Apt. 901, 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 16th day of July, 2010.

Melinda E. Carroll

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melinda E. Carroll**, 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 16th day of July, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100044438 DEEDWARR
Recvd: 07/20/10 15:24 2 pgs
Fees:13.00 Taxes:2488.25

20100720-0056793

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 901, 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. 20060222-0020694, amended and restated 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 Deed.

Together with parking spaces Numbers 97 and 100, 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 Melinda E. Carroll, unmarried by deed dated 01/28/10 from Gary R. Kimball and wife, Carroll E. Kimball of record in Instrument No. 2010201-0007775, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Hope Jacobsen in Instrument No. 20100618-0047560, said Register's Office.

This conveyance is made subject to:

1. 2010 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, 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 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.
8. Restriction on conveyance of parking space as contained in the quitclaim deed of record in instrument No. 20100618-0047560, Register's Office for Davidson County, Tennessee.