BILL GARRETT, Davidson County
Trans:T20100050880 DEEDQC
Recvd: 08/17/10 08:53 2 pgs
Fees:12.00 Taxes:0.00
20100817-0064785

This transfer is exempt from the Tennessee Real estate according tax pursuant to T.C.A. § 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-

Melinda Carroll, Affiant

Subscribed and sworn before me this 5th day of August, 2010.

Notary Public
My Commission Expires:

ROBIN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2013

This instrument was prepared by:
R. Keith Gordon, Esq.
Gordon Law Group, PLC
803 18th Avenue South
Nashville, TN 37203

QUITCLAIM DEED

New Owner(s)	Send Tax Bills To	Map & Parcel Nos.
Adelicia Holdings, LLC c/o R. Keith Gordon, Esq. Gordon Law Group, PLC 803 18th Avenue South Nashville, TN 37203	Adelicia Holdings, LLC c/o R. Keith Gordon, Esq. Gordon Law Group, PLC 803 18th Avenue South Nashville, TN 37203	92-16-E-137.00 CO

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, MELINDA CARROLL ("Grantor"), by these presents do hereby demise, release, quitclaim and convey unto ADELICIA HOLDINGS, LLC ("Grantee"), all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

Being Unit No. 1301 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, amended at Instrument No. 20090818-0077786, Register's Office for Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed. Together with Parking Space Number 85 and 86 and Storage Space Number(s) 70, 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 to conveyed to Melinda Carroll by Warranty Deed from William G. Robertson and wife, Danielle Robertson on the 16th day of July, 2010 in Instrument No. 20100721-0057122, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

Restrictions, dedications, conditions, reservations, easements and other matter shown on the plat of O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page(s) 81; Charter of Adelicia Condominium Association, Inc., recorded at instrument No. 20060221-0020199; Conditions,

covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA Condominium of record in Instrument Nos. 20060222-0020964, amended at Instrument No. 20071212-0143307 and 20090818-0077786; also subject to easements, rights and interests 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 building thereon; Boundary Line Agreement recorded in Book 9412, Page 677; Application to Combine Parcels recorded at Instrument No. 20051213-0149361; Plat – The Adelicia recorded at Instrument No. 20080529-0054570; Conservation Easement recorded at Instrument No. 20071207-0141926.

This is improved property located at: 900 20th Ave S 1301 Nashville TN 37212.

WITNESS my hand this 5th day of August, 2010.

Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, MELINDA CARROLL, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence) and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2010.

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2013

Notary Public

My Commission Expires:_____

This Quitclaim Deed Was Prepared By:
GORDON LAW GROUP, PLC
803 18th Avenue South
Nashville, Tennessee 37203