Davidson County DEEDWARR
Recvd: 09/27/10 15:39 4 pgs
Fees:23.00 Taxes:2835.20
20100927-0076897

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

ADDRESS NEW OWNER:

Joseph David Maxwell
900 20th Avenue South, Unit 811
Nashville, TN 37212

SEND TAX BILL:

New Owner

MAP AND PARCEL:

092-16-OE-062

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 F. Nemechek, III, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Joseph David Maxwell**, ("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:

> Land in Davidson County, Tennessee, being Unit 811, 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, and further 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 120 & 121, 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 Joseph F. Nemechek, III, by deed from Adelicia Development, LLC, of record as Instrument No. 20071221-0146766, dated December 18, 2007, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

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, Unit 811, 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 he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his 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 its hand this 24th day of September, 2010.

Joseph F. Nemechek, III

STATE OF Delaware)
COUNTY OF Kent)

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

Witness my hand and official seal this 24th day of September, 2010.

Notary Public

My Commission Expires: 10.31.14

ERIC FONTANEZ-BAEZ
Notary Public
State of Delaware
My Commission Expires on Oct 31, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $766,270.00.

AFFIANT

Subscribed and sworn to before me
this 27 day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/12

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

I, Catherine H. Gwyn, 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, Catherine H. Gwyn 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

