BILL GARRETT, Davidson County
Trans:T20100063762 DEEDWARR
Recvd: 10/07/10 13:58 3 pgs
Fees:18.00 Taxes:1402.30
20101007-0080571

THIS INSTRUMENT PREPARED BY: **MARCY ELIZABETH SHELTON** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $379,000.00. Jerry Don Moore Affiant Subscribed and sworn to before me, this 4th day of October, 2010. Notary Public My Commission Expires: Sept. 3, 2013

Address New Owner As Follows: Jerry Don Moore, Trustee 900 20th Avenue South, Unit 1503 Nashville, TN 37212	Send Tax Bills To: SAME	Map-Parcel Number: 092160E16400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDER M. NICHOLSON**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JERRY DON MOORE AND CONNIE SUE MOORE, TRUSTEES OF THE JERRY DON MOORE AND CONNIE SUE MOORE REVOCABLE TRUST DATED SEPTEMBER 29, 1995**, with full power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 1503, 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 in Instrument No.

20071212-0143307, and as further amended in 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.

Being the same property conveyed to Alexander M. Nicholson, married, by deed from Adelicia Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20080107-0001682, Register's Office for Davidson County, Tennessee.

Together with Parking Spaces Number(s) 176 and 177 and Storage Space Number(s) 66, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

THIS IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR, OR THE SPOUSE OF THE GRANTOR.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Master Deed and ByLaws establishing a Horizontal Property Regime of Adelicia Condominiums, of record in Instrument No. 20060222-0020964, as amended and restated at Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for said County.

2. Matters shown on the Unified Plat of The Adelicia of record at Instrument No. 20080529-0054570, Register's Office for said County.

3. Subject to all matters shown on Exhibit "B" of The Adelicia, a Condominium of record in Instrument No. 20060222-0020964, Register's Office for Davidson County, Tennessee.

4. Charter of Adelicia Condominium Association, Inc. of record as Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee.

5. Boundary Line Agreement of record in Book 9412, page 677, Register's Office for Davidson County, Tennessee

6. Application to Combine Parcels of record in Instrument No. 20051213-0149361, 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. All matters as shown on the Plan of record in Book 1, page 81, Chancery Court Davidson County, Tennessee.

9. Rights of others in and to the common elements.

This is improved property known as: **900 20th Avenue South, Unit 1503, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of October, 2010.

Alexander M. Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER M. NICHOLSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2010

Notary Public

My Commission Expires: _____

