BILL GARRETT, Davidson County
Trans:T20110012931 DEEDWARR
Recvd: 03/03/11 13:43 2 pgs
Fees:13.00 Taxes:1380.10
20110303-0017216

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2011	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $373,000.00. Nicholas Greco Affiant Subscribed and sworn to before me, this 25th day of February, 2011. Notary Public My Commission Expires: 7-5-11

Address New Owner As Follows: Taylor C. Sutherland 900 20th Avenue South, Unit 1207 Nashville, TN 37212	Send Tax Bills To: BAC Home Loans P.O. Box 650070 Dallas, TX 75265-0070	Map-Parcel Number: 092-16-OE-120.00

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, **Benjamin Walker, unmarried**, hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Taylor C. Sutherland**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1207, 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 as restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee (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 Numbers 67 and 68 and Storage Space number 100A, 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 Benjamin Walker, by deed from Adelicia Development, LLC, of record as Instrument No. 20090227-0017461, dated February 24, 2009, said Register's Office.

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. 2011 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20080529-0054570, said Register's Office.

3. Master Deed of record as Instrument No. 20060222-0020964 and amended as Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, said Register's Office.

4. Boundary Line Agreement of record as Book 9412, page 677, said Register's Office.

5. Conservation Easement in favor of The Land Trust for Tennessee, Inc., of record as Instrument No. 20071207-0141962, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **900 20th Avenue South, Unit 1207, 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 Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that he is 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of February, 2011.

Benjamin Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Walker, 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 25th day of February, 2011

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

Notary Public

My Commission Expires: 09/03/2012

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