| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 11020113B**<br><br>BILL GARRETT, Davidson County<br>Trans:T20110014820 DEEDWARR<br>Recvd: 03/11/11 15:08 2 pgs<br>Fees:13.00 Taxes:2238.50<br>20110311-0019661 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of March, 2011.<br><br>Notary Public<br>My Commission Expires<br><br>STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br><br>My Commission Expires September 9, 2014 |

**WARRANTY DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Rebecca T. Craig<br>P.O. Box 170<br>Keswick, VA 22947 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>92-16E-44.00 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, **Douglas L. Standifer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca T. Craig**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 715, 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, 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 230, which is 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 Douglas L. Standifer by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 18th day of December, 2007 in Instrument No. 20071218-0145367, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of Grantor.

This Conveyance is subject to the matters set forth below:

County taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page 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 No. 20060222-0020964, amended in Instrument Nos. 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.

This is improved property located at 900 20th Ave South #715 Nashville TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of March, 2011.

Douglas L. Standifer

STATE OF TENNESSEE )
COUNTY OF PUTNAM )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas L. Standifer, 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 1st day of March, 2011.

Notary Public

My Commission Expires: 8-23-2011

MARK D. FONTENOT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM