THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 11010037**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2011. Notary Public My Commission Expires: May 8, 2012

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ross E Kerns & Deborah L Kerns 1908 Adelicia St Nashville, TN 37212	Sunwest Mts. Inc 901 Semmes Avenue Richmond VA 23224	Tax Parcel ID No. 092160E00700CO

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, **Elizabeth D Krueger and Thomas C. Krueger, Trustees of the Elizabeth D. Krueger Living Trust, established by the Revocable Trust Agreement of Elizabeth D. Krueger, dated September 16, 2008,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross E. Kerns and wife Deborah L. Kerns and Amanda Kerns, joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 106, 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 and 20090818-0077786, Register's Office for said 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(s) 253 and 254, 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 by Warranty Deed from Elizabeth D. Krueger to Elizabeth D. Krueger and Thomas C. Krueger, Trustees of the Elizabeth D. Krueger Living Trust, established by the Revocable Trust Agreement of Elizabeth D. Krueger, dated September 16, 2008 as recorded on the 31st day of October, 2008 in Instrument No. 20081031-0108832 and Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Elizabeth D. Krueger, married as recorded on the 17th day of December, 2007 in Instrument No. 20071217-0144191, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199.

BILL GARRETT, Davidson County
Trans:T20110018315 DEEDWARR
Recvd: 03/29/11 13:21 2 pgs
Fees:13.00 Taxes:1424.50
20110329-0024167

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.

Conservation Easement recorded at Instrument No. 20071207-0141926.

This is improved property located at 1908 Adelicia St #1908 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 21st day of March, 2011.

TA1

Elizabeth D Krueger Trustee

Elizabeth D Krueger. Trustee of the
Elizabeth D. Krueger Living Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth D Krueger, as Trustee of the Elizabeth D Krueger Living Trust, established by the Revocable Trust Agreement of Elizabeth D Krueger, dated September 16, 2008,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they executed the same as their free act and deed.

WITNESS my hand, at office, this 21st day of March, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY