THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11050447

BILL GARRETT, Davidson County
Trans:T20110032581 DEEDWARR
Recvd: 06/01/11 15:29 2 pgs
Fees:13.00 Taxes:1091.50
20110601-0041868

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2011.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harold G. Doran, Jr., as Trustee of the Sarah Franklin Doran 2011 Revocable Trust, U/A dated January 4, 2011 1121 State Rt. 94 West Murray, KY 42071	New Owner	Tax Parcel ID No. 092160E12900CO

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, **Nancy Kota and husband, J. Michael Kota** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold G. Doran, Jr., as Trustee of the Sarah Franklin Doran 2011 Revocable Trust, U/A dated January 4, 2011**, ("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 1312, 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 75 and Storage Space Number 75, 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 Nancy Kota and husband, J. Michael Kota by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 1st day of July, 2008 in Instrument No. 20080701-0068005, 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.

County of Davidson 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

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 S Unit 1312 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 23rd day of May, 2011.

Nancy Kota

J. Michael Kota

STATE OF NORTH CAROLINA)
COUNTY OF Cabarrus)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Kota and J. Michael Kota, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 2011.

Notary Public

My Commission Expires: March 1, 2014

Jill E. Coble
Notary Public
Cabarrus County
North Carolina
My Commission Expires 3/1/2014