[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brian Tanquilut and Elizabeth F. Tanquilut		Map/Parcel -
900 20th Ave South, Unit 705	NEW OWNER	092160E04800CO
Nashville, TN 37212		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Evan R. Farmer, II and Andrea M. Smith, as joint tenants with right of survivorship** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Brian Tanquilut and wife, Elizabeth F. Tanquilut** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 705, 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 Spaces # 54 and 55, 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 Evan R. Farmer, II and Andrea M. Smith, as joint tenants with right of survivorship by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 18th day of December, 2007 in Instrument No. 20071218-0145359, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. 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(s) 81, said Register's Office.
3. Charter of Adelicia Condominium Association, Inc. Recorded at Instrument No. 20060221-0020199, said Register's Office.
4. 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, said Register's Office.
5. Boundary Line Agreement recorded in Book 9412, Page 677, said Register's Office.
6. Application to Combine Parcels recorded at Instrument No. 20051213-0149361, said Register's Office.
7. Plat - The Adelicia recorded at Instrument No. 20080529-0054570, said Register's Office.

This is improved property commonly known as: 900 20th Avenue South, Unit #705, Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20110033403 DEEDWARR
Recvd: 06/03/11 14:24 2 pgs
Fees:13.00 Taxes:1341.25
20110603-0042831

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $362,500.00

Affiant

Subscribed and sworn to before me this 27th day of May, 2011

My Commission Expires: MAY 6, 2013

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ____ day of May, 2011.

Evan R. Farmer, II

Andrea M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May 2011, before me personally appeared Evan R. Farmer, II, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May 2011, before me personally appeared ~~Evan R. Farmer, II~~ Andrea M. Smith, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY