WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012 (AFFIX SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

R-LG-11-900

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Cunningham	Paul D. Cunningham (NAME)	
900 20th Avenue South, Unit #1310 (ADDRESS)	900 20th Ave. S. #1310 (ADDRESS)	
Nashville, TN 37212-0224 (CITY) (STATE) (ZIP)	Nashville, TN 37212-0224 (CITY) (STATE) (ZIP)	092160E12800CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN FIELDS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL D. CUNNINGHAM AND WIFE, MARY ROSE CUNNINGHAM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1310, 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 AND FURTHER AMENDED IN INSTRUMENT NO. 20090818-0077786, 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 NUMBERS 139 AND 140 AND STORAGE SPACE NUMBER 52 WHICH ARE ASSIGNED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE ABOVE DESCRIBED UNIT, AS SET FOR AND DEFINED IN THE MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO STEVEN FIELDS BY DEED FROM ADELICIA INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 09/25/2009 AND FILED FOR RECORD ON 10/15/2009 IN INSTRUMENT 200910150095571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN INSTRUMENT 200805290054570; INSTRUMENT 200602220020964, INSTRUMENT 200712120143307, AND INSTRUMENT 200908180077786; INSTRUMENT 200508020090098, INSTRUMENT 200508030090595, AND INSTRUMENT 200712070141926, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 900 20th Avenue South, Unit #1310, Nashville, Tennessee 37212-0224
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110046754 DEEDWARR
Recvd: 08/02/11 08:18 2 pgs
Fees:13.00 Taxes:1757.50

20110802-0059043

Witness my/our hand(s) this 29th day of July, 2011.

Steven Fields

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Fields, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my ~~hand and official~~ seal, this the 29 day of July, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903