BILL GARRETT, Davidson County
Trans:T20110047043 DEEDWARR
Recvd: 08/02/11 14:53 2 pgs
Fees:13.00 Taxes:1554.00
20110802-0059415

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF AUGUST, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.3.12

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

Address New Owner As Follows:
Kenneth F. Staab and Kerry D. Staab
900 20th Avenue South, Unit 1608
Nashville, TN 37212

Send Tax Bills To: New Owner

Map-Parcel Number: 092-16-OE-169.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John J. Montalbino, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth F. Staab and Kerry D. Staab, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1608, 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 Instrument No. 20090818-0077786, Registers 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.

Being the same property conveyed to John J. Montalbino, unmarried, by deed from Adelicia Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20090121-0005231 and corrected as Instrument No. 20090505-0040843, dated January 21, 2009, said Register's Office. Parking Space No. 29 was retained as an appurtenance to this Unit in the instrument of record in Instrument No. 20090121-0005232, said Register's Office.

[Together with Parking Space Number(s) 13 and 29 which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.]

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20080529-0054570, said Register's Office.

3. Master Deed and Bylaws for The Adelicia, a Condominium, of record as Instrument No. 20060222-0020964, as amended and restated by Instrument No. 20071212-0143307 and amended by Instrument No. 20090818-0077786.

4. Assessments set out in Master Deed of record as Instrument No. 20060222-0020964, as amended and restated by Instrument No. 20071212-0143307 and amended by Instrument No. 20090818-0077786, said Register's Office.

5. Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.

6. Conservation Easement in favor of The Land Trust for Tennessee, Inc., of record as Instrument No. 20071207-0141926, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **900 20th Avenue South, Unit 1608, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of August, 2011.

John J. Montalbino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Montalbino, the within named bargainor, 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 August, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012