RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11121693**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 9th day of January, 2012. Notary Public My Commission Expires: 12-2-14

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Lisa E. Early 900 20th Avenue South #814 Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ CitiBank, N.A. 1000 Technology Dr. O'Fallon, MO 63368	Tax Information: Tax Parcel ID No. 92-16-E-60.00 CO

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, **Paul D. Gilbert, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa E. Early**, ("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 No. 814, together with the appurtenant interest in the common elements of The Adelicia, a Condominium a horizontal property regime established by Master Deed in Instrument No. 200602220020964, as amended and restated in Instrument No. 200712120143307 and further amended in Instrument No. 200908180077786, Register's Office for Davidson County, Tennessee (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 Numbers 87 and 88 and Storage Space Number 96, which is 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 Quitclaim Deed from Elizabeth Gilbert to Paul D. Gilbert as recorded on the 17th day of October, 2011 in Instrument No. 20111017-0080300; Quitclaim Deed from Paul D. Gilbert to Paul D. Gilbert and wife, Elizabeth Gilbert as recorded on the 6th day of May, 2011 in Instrument No. 20110506-0035147; Warranty Deed from Billy Eugene Childers, unmarried to Paul D. Gilbert as recorded on the 13th day of April, 2011 in Instrument No. 20110413-0028416 and Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Billy Eugene Childers, unmarried as recorded on the 20th day of December, 2007 in Instrument No. 20071220-0146263, 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 2012 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20120002861 DEEDWARR
Recvd: 01/12/12 11:04 2 pgs
Fees:13.00 Taxes:3145.00
20120112-0003331

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 Master Deed establishing THE ADELICIA Condominium of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-0143307 and 20090818-0077786.

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 Avenue South #814 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 9th day of January, 2012.

Paul D. Gilbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul D. Gilbert, 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 9th day of January, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014