Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20120015709 DEEDWARR
Recvd: 03/02/12 15:49 2 pgs
Fees:13.00 Taxes:1489.62
20120302-0018676

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51184
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher J. Muscatello Laura L. Todd 900 20th Avenue South #1408 Nashville, TN 37212	SunTrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23224-RVW5023

TAX MAP-PARCEL NUMBERS: 092160E14100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$402,600.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Wendel, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher J. Muscatello, unmarried and Laura L. Todd, unmarried, as tenants in common with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1408, 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 further amended by instrument of record in Instrument No. 20090818-0077786, Register's 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.

Together with Parking Space Numbers 10 and 6 and Storage Space Number 90, 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 Jason Wendel by Special Warranty Deed from Adelicia Development, LLC, dated February 25, 2009 and recorded on February 26, 2009, of record in Doc. No. 20090226-0017115, Register's Office for Davidson County, Tennessee

Description Reference: Described from information contained in recorded condominium documents.5

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20060222-0020964, amended in Doc. No. 20071212-0143307, Doc. No. 20090818-0077786, Register's Office for said County, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20060222-0020964, amended in Doc. No. 20071212-0143307, Doc. No. 20090818-0077786, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Mary Katherine Wendel, spouse of Jason Wendel, joins in execution of this instrument solely to convey any marital interest she may have in the subject property.

This is improved property, known as: 900 20th Avenue South # 1408, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of March, 2012.

X _____ _____

Jason Wendel **Mary Katherine Wendel**

State of TENNESSEE
County of DAVIDSON

On this 2nd day of March, 2012 , before me the undersigned authority, personally appeared Jason Wendel and **Mary Katherine Wendel** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

_____
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $402,600.00

_____
Affiant

Sworn and subscribed before me this the 2nd day of March, 2012

My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

_____
Notary Public