Record & Return to; Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120016553 DEEDWARR
Recvd: 03/06/12 14:02 2 pgs
Fees:13.00 Taxes:1065.23
20120306-0019652

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~/WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $287,900.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2012. Notary Public My Commission Expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address New Owner As Follows: John Krimm and Ann Krimm 900 20th Avenue S., #1512 Nashville, TN 37212	Send Tax Bills To: Wells Fargo Bank, N.A. 101 North Phillips Avenue Sioux Falls, SD 57104	Map-Parcel Number: 092-16-E-157.00CO

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, **Christopher J. Muscatello, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John J. Krimm, Jr. and wife, Ann Krimm**, 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. 1512, 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 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.

Being the same property conveyed to Christopher J. Muscatello, unmarried, by quitclaim deed from Joseph Muscatello, unmarried, of record as Instrument No. 20100809-0062758, dated July 26, 2010, said Register's Office.

[Together with Parking Space Number 7 which is assigned as Limited Common Element 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. 2012 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 Grantors from liability and loss therefrom.

2. Unified Plat of The Adelicia of record in Instrument No. 200805290054570, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of The Adelicia, A Condominium, of record in Instrument No. 20060222-0020964, as amended as Instrument Nos. 20071212-0143307 and 20090818-0077786, Register's Office for said County.

4. Conservation Easement of record as Instrument No. 20071207-0141926, said Register's Office.

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

This is improved property known as: **900 20th Avenue S., #1512, 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 2nd day of March, 2012.

Christopher J. Muscatello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher J. Muscatello, 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 2nd day of March, 2012.

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

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