THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12030533** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2012. Notary Public My Commission Expires

BILL GARRETT, Davidson County
Trans:T20120032784 DEEDWARR
Recvd: 05/04/12 08:39 2 pgs
Fees:13.00 Taxes:1073.00

20120504-0038350

WARRANTY DEED

Address New Owner: Dennis M. Polian 900 20th Avenue South #1112 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-101.00 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, **Christopher L. Cull, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis M. Polian, an unmarried man**, ("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 1112, 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. 2007 1212-0143307, and First Amendment in Instrument 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 Number 161, 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 Christopher L. Cull, a single man by Deed from Richard A. Thompson and Ayubkhan B. Telwar of record at Instrument No. 20100126-0006621, Register's Office for Davidson County, Tennessee, dated January 22, 2010.

This is improved property known as 900 20th Ave South #1112, Nashville, TN, 37212.

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.

Taxes for the year 2012 a lien, not yet due and payable.

All matters shown on the Unified Plat of The Adelicia of record in Instrument 200805290054570, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the

provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 establishing a Horizontal Property Regime of The Adelicia of record in Instrument Number 200602220020964, amended and restated in Instrument 200712120143307 and further amended in Instrument 200908180077786, Register's Office for Davidson County, Tennessee. All matters shown on the Exhibit "B" to Master Deed of The Adelicia, in Instrument 200602220020964, amended and restated in Instrument 200712120143307 and further amended in Instrument 200908180077786, Register's Office for Davidson County, Tennessee.

Charter in Instrument 200602210020199, Register's Office for Davidson County, Tennessee.

Storm Water Maintenance Agreement in Instrument 200508020090098, Register's Office for Davidson County, Tennessee.

Boundary Line Agreement in Book 9412, page 677, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

This is improved property located at 900 20th Avenue South Unit 1112, 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 1st day of May, 2012.

Christopher L. Cull

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher L. Cull, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2012.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014