WARRANTY DEED

G-FSBO-12-1920

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin K. Chamberlain	Bank of America, N.A.	
1920 Adelicia Street #405 (ADDRESS)	4909 Savarese Circle (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Tampa, FL 33634 (CITY) (STATE) (ZIP)	92-16-E-23.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENT J. MORRIS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN K. CHAMBERLAIN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 405, 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, AMENDED AT 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 NUMBER(S) 136 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 TO BRENT J. MORRIS, UNMARRIED BY SPECIAL WARRANTY DEED FROM ADELICIA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 9TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080609-0059408, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1, PAGE 81; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20060221-0020199; MASTER DEED OF RECORD IN INSTRUMENT NO. 20060222-0020964, AMENDED IN INSTRUMENT NOS. 20071212-0143307 AND 20090818-0077786; BOUNDARY LINE AGREEMENT OF RECORD IN BOOK 9412, PAGE 677; APPLICATION TO COMBINE PARCELS OF RECORD IN INSTRUMENT NO. 20051213-0149361; AND PLAT - THE ADELICIA OF RECORD IN INSTRUMENT NO. 20080529-0054570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1920 Adelicia Street #405, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120049861 DEEDWARR
Recvd: 07/06/12 10:19 2 pgs
Fees:13.00 Taxes:821.40
20120706-0059505

Witness my/our hand(s) this 29th day of June, 2012.

Brent J. Morris

Corrie Logan Morris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent J. Morris and Corrie Logan Morris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903