BILL GARRETT, Davidson County
Trans:T20120050878 DEEDWARR
Recvd: 07/11/12 09:51 2 pgs
Fees:13.00 Taxes:1128.50
20120711-0060740

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2012.

Notary Public

My commission expires: 6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria C. Dolbow	**New Owner**	**92-16-0E-129.00CO**
6120 Pin Oak Dr		
Alpharetta GA 30005-4127		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Harold G. Doran, Jr., as Trustee of the
Sarah Franklin Doran 2011 Revocable Trust, U/A dated January 4, 2011

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria C. Dolbow, married

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1312 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with Parking Space Number 75 and Storage Space Number 75, 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 Harold G. Doran, Jr., as Trustee of the Sarah Franklin Doran 2011 Revocable Trust, U/A dated January 4, 2011 by Warranty Deed from Nancy Kota and husband, J. Michael Kota of record at Instrument No. 20110601-0041868, Register's Office for Davidson County, Tennessee, dated May 23, 2011.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 900 20th Ave S #1312, 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 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF July 6, 2012:

Harold G. Doran, Jr., Trustee

STATE OF ~~TENNESSEE~~ KENTUCKY	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF ~~Davidson~~ CALLOWAY	)	

Personally appeared before me, a Notary Public of said County and State, Harold G. Doran, Jr., Trustee, the within named Grantor(s), 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, at office, this the 6th day of July, 2012.

JOYCE McDORAL NOTARY PUBLIC STATE AT LARGE

My Commission Expires: 2/1/2016

Notary Public - State At Large

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Davidson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 9th day of July, 2012.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE	)	**CORPORATE**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 9th day of July, 2012.

My Commission Expires:_____

Notary Public

20120229R