GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20120094127 DEEDWARR
Recvd: 12/10/12 10:58 3 pgs
Fees:18.00 Taxes:1491.10
20121210-0113426

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) The actual consideration or value, whichever is greater, for this transfer is $403,000.00. Karen Howard Affiant Subscribed and sworn to before me, this 7th day of December, 2012. Notary Public My Commission Expires: 9-22-2015

JOHN HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address New Owner As Follows: Elizabeth Wright 900 20th Avenue South, #703 Nashville, TN 37212	Send Tax Bills To: New Owner	Map-Parcel Number: 092-16-0E-049.00CO

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, **Brian G. Tanquilut and wife, Elizabeth F. Tanquilut**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Elizabeth C. Wright**, hereinafter called the Grantees, her 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. 703, 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 Number(s) 90 and Storage Space Number(s) 54, 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 Brian G. Tanquilut by deed from Adelicia Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20071218-0145365, dated December 17, 2007, said Register's Office. Being further conveyed to Brian G. Tanquilut and wife, Elizabeth F. Tanquilut, by quitclaim deed from Brian G. Tanquilut of record in Instrument No. 20100806-0061884, dated August 2, 2010, said Register's Office.

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, which have been prorated and paid by Seller. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. 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.

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

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 South, #703, 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of December, 2012.

Brian G. Tanquilut

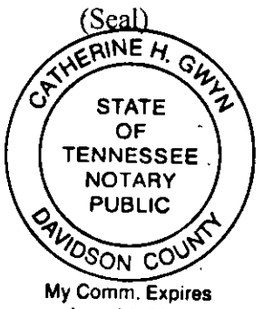
Elizabeth F. Tanquilut

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian G. Tanquilut, 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 7th day of December, 2012

(Seal)



Notary Public

My Commission Expires: 06/21/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth F. Tanquilut, the within named bargainor, 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 7th day of December, 2012

(Seal)

Notary Public

My Commission Expires: 06/21/2016

