BILL GARRETT, Davidson County
Trans:T20120095564 DEEDWARR
Recvd: 12/13/12 14:41 2 pgs
Fees:13.00 Taxes:1561.40

20121213-0115021

WARRANTY DEED

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karoline Ihns	Karoline Ihns	
(NAME)	(NAME)	
900 20th Avenue, Suite 807	900 20th Avenue, Suite 807	92-16-E-64CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT G. "BO" MARTINDALE, III AND ABIGAIL PROVOW MARTINDALE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAROLINE IHNS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 807, 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. 20060222-0030964, amended and restated in Instrument No. 20071212-0143307, Registers' 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 168 and Storage Space 29, which are assigned as Limited Common Elements appurtenants to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Robert G. "Bo" Martindale, III, by Deed from Johnny E. Evans and wife, Deborah J. Evans, dated June 27, 2008, of record in Instrument No. 20080702-0068500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors; All matters appearing on the Plan of record in Plat Book 1, page 81, Chancery Court; Easements of record in

Instrument No. 20071207-0141926; Restrictions of record in Instrument No. 20080529-0054570; Charter of The Adelicia Condominium; Covenants, Conditions and Restrictions, of record in Instrument no. 20060222-0020964 and Instrument No. 20090818-0077786; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 900 20th Avenue, Suite 807, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 10th day of December, 2012.

Robert G. "Bo" Martindale, III by Abigail Provow Martindale his Attorney in Fact — Abigail Provow Martindale

Robert G. "Bo" Martindale, III by
Abigail Provow Martindale his Attorney in Fact

State of Tennessee

County of Rutherford

On this 10th day of December, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Abigail Provow Martindale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5/23/16

Notary Public

ROBIN BOWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

State of Tennessee

County of Rutherford

Personally appeared before me, Abigail Provow Martindale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the foregoing instrument on behalf of Robert G. "Bo" Martindale, III, that he/she executed the same as the free act and deed of said Robert G. "Bo" Martindale, III, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Robert G. "Bo" Martindale, III, and appearing of record in Instrument No. 20121213-0115020, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 10th day of December, 2012.

Notary Public

My Commission Expires: 5/23/16

ROBIN BOWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD