WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120096751 DEEDWARR
Recvd: 12/18/12 15:00 2 pgs
Fees: 13.00 Taxes: 832.50

20121218-0116591

G-FSBO-12-1920-402

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Ernest Russell Buchi
Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Ernest Russell Buchi Jr.	Erneset Russell Buchi Jr.	
1920 Adelicia Street #402 (ADDRESS)	1920 Adelilcia Street #402 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	92-16-E-20.00 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, I/we JANICE E. REEVES, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERNEST RUSSELL BUCHI JR., AN UNMARRIED MAN, 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. 402 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 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) 73 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 JANICE E. REEVES, MARRIED BY WARRANTY DEED FROM FREDERICK T. O'DONNELL, UNMARRIED, RECORDED ON THE 10TH DAY OF MAY, 2012 IN INSTRUMENT NO. 20120510-0040398, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*** THIS IS NOT THE MARITAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ALL 2013 PROPERTY TAXES NOT YET DUE AND PAYABLE, AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING;

1) CHARTER OF ADELICIA CONDOMINIUM ASSOCIATION, INC. RECORDED AT INSTRUMENT NO. 20060221-0020199.

2) CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING THE ADELICIA CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20060222-0020964, AMENDED IN INSTRUMENT NOS. 20071212-0143307 AND 20090818-0077786; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS 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 BUILDING THEREON.

3) BOUNDARY LINE AGREEMENT RECORDED IN BOOK 9412, PAGE 677.

4) APPLICATION TO COMBINE PARCELS RECORDED AT INSTRUMENT NO. 20051213-0149361.

5) PLAT - THE ADELICIA RECORDED AT INSTRUMENT NO. 20080529-0054570.

unimproved ( )
This is improved (X) property, known as 1920 Adelicia Street #402, 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.

Witness my/our hand(s) this 12th day of December, 2012.

Janice E. Reeves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice E. Reeves, 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 12th day of December, 2012.

Notary Public

My Commission Expires: 1/9/2016



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