THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13012812**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me, this 7th day of January, 2013. Notary Public My Commission Expires: 10/16/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Roxanne Macauley 900 20Th Avenue South #802 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16E-054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary Haber, Trustee for the Sound byte Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roxanne Macauley**, unmarried ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being in Davidson County, Tennessee and further described as follows:

Being Unit No. 802, 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, as 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 numbers 105 and 106, and Storage Unit number 28, all of 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 Gary Haber, Trustee for the Sound byte Trust by General Warranty Deed from Suzanne Eden, recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0051284, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES 2ND SUBDIVISION, as recorded in Plat Book 1, Page(s) 81.

Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199.

BILL GARRETT, Davidson County
Trans:T20130002615 DEEDWARR
Recvd: 01/10/13 09:20 3 pgs
Fees:18.00 Taxes:3330.00
20130110-0003143

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.

Boundary Line Agreement recorded in Book 9412, Page 677.

Application to Combine Parcels recorded at Instrument No. 20051213-0149361.

Plat - The Adelicia recorded at Instrument No. 20080529-0054570.

Conservation Easement recorded at Instrument No. 20071207-0141926.

This is improved property located at 900 20Th Avenue South #802 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of January, 2013.

Gary Haber, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Haber, Trustee for the Sound byte Trust, with whom I am personally acquainted, and who acknowledged that he as the Trustee for the Sound byte Trust executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2013.

See Attached California All-Purpose Acknowledgment

Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 1/4/13 (Date) before me, J. E. Rodriguez Notary Public (Here Insert Name and Title of the Officer),

personally appeared Gary Haber (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Rodriguez (Signature of Notary Public)

J. E. RODRIGUEZ
Commission # 1855197
Notary Public - California
Los Angeles County
My Comm. Expires Jun 22, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: N/A Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gary Haber

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☑ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: Sound Byte Trust

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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