THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13012851**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $870,000.00. Affiant Subscribed and sworn to before me, this 1st day of February, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner: Samuel F. Anderson, Trustee 900 20Th Ave S 914 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160EO7400CO

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, **James E. Moye and Mari Moye, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel F. Anderson, Trustee**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 914, 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, amended and restated in Instrument No. 20071212-0143307, First Amendment to Amended and Restated Master Deed recorded at Instrument No. 20090818-0077786, Register's 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 91 & 92 and Storage Space Number 61, 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 James E. Moye and wife, Mari Moye by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 28th day of December, 2007 in Instrument No. 20071228-0148559, 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 and thereafter, not yet due and payable.

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:T20130009676 DEEDWARR
Recvd: 02/05/13 08:23 2 pgs
Fees:13.00 Taxes:3219.00
20130205-0011628

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 Ave S 914 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 1st day of February, 2013.

James E. Moye

Mari Moye

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James E. Moye and Mari Moye, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of January, 2013.

Terry L Wilkins
Notary Public

My Commission Expires: July 27, 2016

TERRY L WILKINS
MY COMMISSION # EE215051
EXPIRES July 27, 2016
(407) 398-0153 FloridaNotaryService.com