File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2013.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christine Foti	Farmington Financial Group	Parcel ID:
900 20th Avenue South #907	2002 Richard Jones Road, Ste. 300A	092160E07800
Nashville, TN 37212	Nashville, TN 37215	

FOR AND IN 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

David Michael Welsh and wife, Emily Messer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christine Foti and husband, Francis Foti

hereinafter called the GRANTEES, their 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 No. 907, 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 20060222-0020964, amended and restated in Instrument 20071212-0143307, 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 172 which is assigned as Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to David Michael Welsh by deed from Paul Ballou and Angela Ballou, of record in Instrument 20120103-0000184, dated December 30, 2011, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 200602220020964; 200712120143307; and 200908180077786, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060222-0020964 and amended and restated in Instrument 20071212-0143307; and (3) Easement of record in Instrument 200712070141926, said Register's Office.

Power of Attorney of record in Instrument 20130415-0037353, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 900 20th Avenue South #907, 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 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.

BILL GARRETT, Davidson County
Trans:T20130030761 DEEDWARR
Recvd: 04/15/13 15:01 3 pgs
Fees:18.00 Taxes:1517.00

20130415-0037354

Witness our hands this 12th day of April, 2013.

David Michael Welsh by Lillian Williams, atty in fact
David Michael Welsh by Lillian Williams,
Attorney in Fact

Emily Messer by Lillian Williams atty in fact
Emily Messer by Lillian Williams, Attorney
in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lillian Williams, 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 on behalf of David Michael Welsh and Emily Messer as his/her/their Attorney in Fact as the free act and deed of the within named David Michael Welsh and Emily Messer.
Witness my hand and official seal at Nashville, Tennessee the 12th day of April, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ALIVE AND WELL AFFIDAVIT

The undersigned Affiant being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit refers to was executed by Lillian Williams as attorney-in-fact for David Michael Welsh and Emily Messer.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Affiant-Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me on 04/12/13.

Notary Public

My Commission Expires: 9/9/14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.