mail to:

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130106360 DEEDWARR
Recvd: 12/23/13 09:45 3 pgs
Fees:18.00 Taxes:7508.78

20131223-0129034

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Roman Josi 900 20th Avenue, South, #1708 Nashville, Tennessee 37212	Same	092-16-0E 183.00CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VAN P. FINGER, III**, unmarried (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **ROMAN JOSI** (hereinafter the "Grantee"), his heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 900 20th Avenue, South, Unit 1708, Nashville, Tennessee 37212.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 16th day of December, 2013.

VAN P. FINGER, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared VAN P. FINGER, III, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 2013.

NOTARY PUBLIC

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
6-21-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,029,400.00.

Affiant

Subscribed and sworn to before me
this 16th day of December, 2013.

Notary Public
My Commission Expires: 6-21-16

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

Being Unit No. 1708, 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 Numbers 329 and 330 and Storage Space Number 112, 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 Van P. Finger, III, unmarried by Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company, recorded on the 29th day of February, 2008 in Instrument No. 20080229-0019933, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. All matters shown on the plat of O.B. Hayes 2nd Subdivision, as recorded in Plat Book 1, Page(s) 81, Register's Office for Davidson County, Tennessee, but deleting discriminatory references which violate 42 USC 3604(c).

2. Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199, said Register's Office.

3. Master Deed establishing the Adelicia Condominium of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-0143307 and 20090818-0077786, said Register's Office.

4. Boundary Line Agreement recorded in Book 9412, Page 677, said Register's Office.

5. Application to Combine Parcels recorded at Instrument No. 20051213-0149361, said Register's Office.

6. All matters shown on the Plat of The Adelicia recorded at Instrument No. 20080529-0054570, said Register's Office.

7. Conservation Easement recorded at Instrument No. 20071207-0141926, said Register's Office.