File No. 140023

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140005256 DEEDWARR
Recvd: 01/23/14 11:09 2 pgs
Fees: 13.00 Taxes: 4070.00
20140123-0006430

MARTHA J. OGLE
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-16-2017

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott G. Blackman and Jennifer S. Blackman	Scott G. Blackman Jennifer S. Blackman	092 16 0E 095.00 CO
(NAME)	(NAME)	
900 20th Avenue South, Unit 1001	120 Danford Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Robert E. Mnuchin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott G. Blackman and Jennifer S. Blackman, husband and wife, 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:

Being Unit No. 1001, 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. 200712112-0143307, Register's Office for Davidson County, Tennessee (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) 80 and 81 and Storage Space Number(s) 105, which are assigned as Limited Commons Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Robert E. Mnuchin by deed from Helen Mundy, Trustee of The Gregory R. Mundy Family Trust, dated March 6, 2013 and recorded on March 11, 2013 in Instrument No. 20130311-0024045, Register's Office, Davidson County, Tennessee.

T. Powell Hedley executed this instrument on behalf of Robert E. Mnuchin pursuant to a Power of Attorney of record in Instrument No. 20140123-0006429, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 900 20th Avenue South Unit 1001, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 140023

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.

Witness my hand this 22nd day of January, 2014.

Robert Mnuchin by T. Powell Hedley atty in law

Robert E. Mnuchin by T. Powell Hedley his 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 T. Powell Hedley with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Robert E. Mnuchin as his Attorney in Fact as the free act and deed of the within named Robert E. Mnuchin.

Witness my hand and official seal this 22nd day of January, 2014.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016