THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $585,000.00 Affiant Subscribed and sworn to before me, this _____ day of April 2014. Notary Public My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

BILL GARRETT, Davidson County
Trans:T20140029501 DEEDWARR
Recvd: 04/30/14 13:32 2 pgs
Fees:13.00 Taxes:2164.50

20140430-0036350

WARRANTY DEED

Address New Owner: Katharine Marie Nicodemus 900 20th Ave South #1610 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-170.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LOUISE ELLIOTT MARKS, TRUSTEE OF THE LOUISE ELLIOTT MARKS LIVING TRUST ESTABLISHED JULY 10, 1981, AND RESTATED MARCH 25, 2008,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KATHARINE MARIE NICODEMUS, a married woman,** ("Grantee"), her 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 No. 1610, 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, and further amended in Instrument No. 20090818-0077786, Register's Office for said County, said unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to NORMAN KOREN AND LOUISE ELLIOTT MARKS, HUSBAND AND WIFE by deed from KUNAL PATEL, UNMARRIED of record in Instrument No. 20130826-0089973, dated August 20, 2013, said Register's Office. LOUISE ELLIOTT MARKS AND HUSBAND, NORMAN KOREN have since conveyed their interest in said property to LOUISE ELLIOTT MARKS, TRUSTEE OF THE LOUISE ELLIOTT MARKS LIVING TRUST ESTABLISHED JULY 10, 1981, AND RESTATED MARCH 25, 2008, by quitclaim deed of record in Instrument No. 20131008-0105863, dated September 26, 2013, said Register's Office.

TOGETHER with Parking Space Number(s) 218 and 220 and Storage Space Number(s) 73, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed, as amended.

This is improved property commonly known as: **900 20th Avenue South, Apt 1610, Nashville, TN 37212**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 bind herself, her successors, heirs

and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 28 day of April, 2014

Louise Elliott Marks, Trustee

LOUISE ELLIOTT MARKS,
TRUSTEE OF THE LOUISE ELLIOTT MARKS
LIVING TRUST ESTABLISHED JULY 10, 1981,
AND RESTATED MARCH 25, 2008

STATE OF COLORADO)
COUNTY OF Boulder)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LOUISE ELLIOTT MARKS, TRUSTEE OF THE LOUISE ELLIOTT MARKS LIVING TRUST ESTABLISHED JULY 10, 1981, AND RESTATED MARCH 25, 2008**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of April, 2014.

Notary Public

My Commission Expires: February 1, 2017

THOMAS G BARTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001605
MY COMMISSION EXPIRES FEBRUARY 1, 2017