THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14050861** BILL GARRETT, Davidson County Trans:T20140042833 DEEDWARR Recvd: 06/17/14 14:15 2 pgs Fees:13.00 Taxes:1257.26 20140617-0052829	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $339,800.00. Affiant Subscribed and sworn to before me, this ~~12th~~ 16th day of June, 2014. Notary Public My Commission Expires: 3-7-2016

Notary Public State of Tennessee Notary Public Williamson County My Commission Expires: 3-7-2016

WARRANTY DEED

Address New Owner: David Sy Lim and Barbara Lam 900 20th Avenue South, #1112 Nashville TN 37212	Send Tax Bills To: JPMorgan Chase Bank, N.A. P.O. Box 47020 Atlanta, GA 30362	Tax Information: Tax Parcel ID No. 092-16-0-E-101.00CO

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, **Dennis M. Polian, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Lim and Barbara Lam, Trustees of the LimLam8 Living Trust, dated May 9, 2014**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1112 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with Parking Space Number 61, which is 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 Dennis M. Polian, an unmarried man by deed from Christopher L. Cull, an unmarried man of record in Instrument No. 20120504-0038350, Register's Office for Davidson County, Tennessee, dated May 01, 2012 and recorded on May 04, 2012. For further reference, see Affidavit of record in Instrument No. 20140610-0050475, Register's Office for 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.

Taxes for the year 2014 a lien, not yet due and payable.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat at Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia of record in Instrument Number 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.

Charter of Adelicia Condominium Association, Inc., of record in Instrument Number 20060221-0020199, in the Register's Office for Davidson County, Tennessee.

By-Laws for The Adelicia Condominium Association, Inc. attached as Exhibit "C" to the aforementioned Master Deed, as subsequently amended.

Subject to all matters shown on the Plan attached as Exhibit "B" to the aforementioned Master Deed, as subsequently amended.

Storm Water Maintenance Agreement of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee.

Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee.

Conservation Easement of record in Instrument Number 20071207-0141926, in the Register's Office for Davidson County, Tennessee.

Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 900 20th Avenue South, #1112 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 he 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 matters set out above. Grantor further covenants and binds himself, his 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 12th day of June, 2014.

Dennis M. Polian

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis M. Polian, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018