This Instrument Prepared By:
Allison E. Batts, Esq.
Hand Arendall LLC
102 South Jefferson Street
Athens, Alabama 35611

BILL GARRETT, Davidson County
Trans:T20140049869 DEEDWARR
Recvd: 07/14/14 08:57 3 pgs
Fees:18.00 Taxes:760.96
20140714-0061537

ADDRESS NEW OWNER:

Walker B. Plash
2847 Markbreit Avenue
Cincinnati, Ohio 45209

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 92-16-E
PARCEL 15CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paige B. Plash**, a married man, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Walker B. Plash**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 305, 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, and further amended in Instrument No. 20090818-0077786, 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.
>
> Being the same property conveyed to Paige B. Plash, a married man, by Warranty Deed dated July 21, 2010, from William F. Hertel and wife, Karen F. Hertel, of record in Instrument No. 20100723-0057886, Register's Office for Davidson County, Tennessee.

Together with Parking Space Number 134 which is assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1920 Adelicia Street #305, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with the Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed this 1st day of July, 2014 but to memorialize a transaction intended by Grantor and Grantee to be effective as of January 1, 2013.

Paige B. Plash

Paige B. Plash

STATE OF ALABAMA)
COUNTY OF MOBILE)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paige B. Plash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this 1st day of July, 2014.

Margaret C. Clarke

Notary Public

MARGARET C. CLARKE NOTARY PUBLIC STATE OF ALABAMA AT LARGE

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 16, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
COUNTY OF MOBILE)

The actual value or consideration, whichever is greater, for this transfer is $205,664.33.

Paige B. Plash

PAIGE B. PLASH, AFFIANT

Subscribed and sworn to before me this 1st day of July, 2014.

Margaret C. Clarke

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 16, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

MARGARET C. CLARKE NOTARY PUBLIC ALABAMA STATE AT LARGE