RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

FROM: Tera Rica Murdock
TO: Richard Gumina and Patricia M. Witman

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Richard Gumina and Patricia M. Witman 1920 Adelicia Street #303 Nashville, Tennessee 37212	Huntington National Bank 7575 Huntington Park Drive Columbus, OH 43235	Map 92-16-E Parcel 13

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2014.

Notary Public
My Comm. Expires: 4-20-15

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140063499 DEEDWARR
Recvd: 08/27/14 11:44 3 pgs
Fees:18.00 Taxes:1054.50
20140827-0078167

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Tera Rica Murdock, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Richard Gumina and Patricia M. Witman, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 303, together with the appurtenant interest in the common elements of The Adelicia, a condominium, horizontal property regime established by Master Deed, of record as Instrument No. 20060222-0020964, as amended and restated as Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, as further amended by First Amendment to Amended and Restated Master Deed for The Adelicia, a Condominium, of record as Instrument No. 20090818-0077786, said Register's Office, said Unit being

depicted on the Condominium Site Plan asstached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 133, which is assigned as a Limited Common element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Tera Rica Murdock by deed from Adelicia Development, LLC, a Tennessee limited liability company, to John R. Murdock, married and Tera Rica Murdock, unmarried, of record as Instrument No. 20080610-0059772, said Register's Office, and by deed from John R. Murdock and wife, Stacy E. Murdock, of record as Instrument No. 20091125-0108735, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2014 Metropolitan Government Taxes, which have been prorated.

2. Terms and Conditions of the Master Deed, of record as Instrument No. 20060222-0020964, as amended and restated as Instrument No. 20071212-0143397, Register's Office for Davidson County, Tennessee, as further amended by First Amendment to Amended and Restated Master Deed for The Adelicia, a Condominium, of record as Instrument No. 20090818-0077786, said Register's Office.

3. Conservation Easement of record as Instrument No. 20071207-0141926, said Register's Office.

4. Easement for sanitary sewer and/or storm drainage, water mains, pumps and appurtenances, of record as Instrument No. 20050803-0090595, said Register's Office.

5. All matters shown on the plat of record as Instrument No. 20080529-0054570, said Register's Office.

This is improved property located at 1920 Adelicia Street, No. 303, Nashville, Tennessee 37212.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land 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 herself, her heirs and assigns, 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 14th day of August, 2014.

Tera Rica Murdock

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 Tera Rica Murdock, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.