BILL GARRETT, Davidson County
Trans:T20140078836 DEEDWARR
Recvd: 10/20/14 14:00 2 pgs
Fees:13.00 Taxes:1979.50
20141020-0096557

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081657**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: ~~$535,000.00~~ Affiant Subscribed and sworn to before me, this 17th day of October, 2014. Notary Public My Commission Expires: 5/20/17

DANIELLE MARIE CRANE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

WARRANTY DEED

Address New Owner: Chander Mohini Sethi Revocable Trust c/o Chander Mohini Sethi 900 20th Avenue South, # 1010 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160E08600CO

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, **Glenn N. Wagner and Sally J. Rutherford, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chander Mohini Sethi as Trustee of the Chander Mohini Sethi Revocable Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1010, 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 First Amendment to Amended and Restated Master Deed for the Adelicia, a Condominium, of record 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.

Together with Parking Space Number(s) 236 and 242 and Storage Space Number(s) 65, which are 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 by Warranty Deed from Stefan Papasoff, unmarried to Glenn N. Wagner and Sally J. Rutherford, husband and wife as recorded on the 7th day of June, 2012 in Instrument No. 20120607-0049825 and Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Stefan Papasoff, unmarried as recorded on the 31st day of December, 2007 in Instrument No. 20071231-0149013, in the Register's Office of 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.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES 2ND SUBDIVISION, as recorded in Plat Book 1, Page(s) 81, Register's Office for Davidson County, TN.

Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199, Register's Office for Davidson County, TN.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA Condominium of record in Instrument No. 20060222-0020964, amended in Instrument Nos. 20071212-0143307 and 20090818-0077786; also subject to easements, rights and interests 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 building thereon, Register's Office for Davidson County, TN.

Boundary Line Agreement recorded in Book 9412, Page 677, Register's Office for Davidson County, TN.

Application to Combine Parcels recorded at Instrument No. 20051213-0149361, Register's Office for Davidson County, TN.

Plat - The Adelicia recorded at Instrument No. 20080529-0054570, Register's Office for Davidson County, TN.

Conservation Easement recorded at Instrument No. 20071207-0141926, Register's Office for Davidson County, TN.

This is improved property located at 900 20th Avenue South, # 1010, 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 it 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 restrictions and easements of record. Grantor further covenants and binds itself, its successors, 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 17th day of October, 2014. .

Glenn N. Wagner
By: Sally J. Rutherford, his Attorney in Fact
Glenn N. Wagner
By: Sally J. Rutherford, his Attorney in Fact

Sally J. Rutherford
Sally J. Rutherford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sally J. Rutherford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Glenn N. Wagner, as such she executed said instrument on his behalf.

WITNESS my hand, at office, this 17th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018