BILL GARRETT, Davidson County
Trans:T20140097046 DEEDWARR
Recvd: 12/30/14 08:51 2 pgs
Fees:13.00 Taxes:11100.00
20141230-0118668

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14122553

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2014.

Notary Public
My Commission Expires: 7-6-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ann B. Holliday 900 20Th Ave S 1702 Nashville TN 37212	New Owner PO Box 158189 Nashville, TN 37215	Tax Parcel ID No. 092160E18000CO

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, **Palomitas Properties, LLC, a California Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann B. Holliday, a married woman,** ("Grantees"), its 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. 1702, 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 H. Calister Turner, III by Special Warranty Deed dated July 10, 2008 from Adelicia Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080714-0071839, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Jason S. Lewallen, as Trustee, by Quitclaim Deed from H. Calister Turner of record in Instrument No. 20101217-0100639, Register's Office for Davidson County, Tennessee.

Together with Parking Space Numbers 326 and 327, and Storage Space Number 115 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 to Palomitas Properties, LLC by Quitclaim Deed from Jason S. Lewallen, as Trustee, recorded on the 17th day of December, 2010 in Instrument No. 20101217-0100640, 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.

Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199.

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.

Boundary Line Agreement recorded in Book 9412, Page 677.

Application to Combine Parcels recorded at Instrument No. 20051213-0149361.

Plat - The Adelicia recorded at Instrument No. 20080529-0054570.

Conservation Easement recorded at Instrument No. 20071207-0141926.

This is improved property located at 900 20Th Ave S 1702 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 29th day of December, 2014.

Palomitas Properties, LLC

By: Charles H. Esserman, Manager

NOTARY CERTIFICATION
Doc. Date: 12/29/14 # Pages: 2
Name: Vivian Tobias Third Circuit
Doc. Description: Warranty Deed
Signature
12/23/14
Date

VIVIAN TOBIAS NOTARY PUBLIC Commission No. 92-785 STATE OF HAWAII

STATE OF Hawaii
COUNTY OF Hawaii

Before me, the undersigned, of the State and County aforesaid, personally appeared Charles H. Esserman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager (or other officer authorized to execute the instrument) of Palomitas Properties, LLC, a California Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Kailua-Kona, Hawaii, this 23 day of December, 2014.

Notary Public

My commission expires 11/19/16

VIVIAN TOBIAS NOTARY PUBLIC Commission No. 92-785 STATE OF HAWAII