THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033548**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $492,500.00. Christina Carmel Affiant Subscribed and sworn to before me, this 27th day of April, 2015. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Christina Carmel 900 20TH AVE S #1308 Nashville TN 37212-2246	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160E12700CO

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, **Christopher Robert Fusco** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina Carmel**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1308, 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, amended at Instrument No. 20090818-0077786, Register's Office for Davidson County (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 137 and Storage Space Number(s) 78, 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 Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Adelicia Investors, LLC, a Tennessee limited liability company as recorded on the 4th day of January, 2008 in Instrument No. 20080104-0000958 and Affidavit of Scrivener's Error as recorded on the 21st day of April, 2008 in Instrument No. 20080421-0040632, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Christopher Robert Fusco by Warranty Deed from Adelicia Investors, LLC, a Tennessee limited liability company, recorded on the 22nd day of July, 2013 in Instrument No. 20130722-0075578, 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.

BILL GARRETT, Davidson County
Trans:T20150033066 DEEDWARR
Recvd: 04/30/15 15:37 2 pgs
Fees:13.00 Taxes:1822.25
20150430-0039017

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 at Instrument Nos. 20071212-0143307 and 20090818-0077786.

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 #1308 Nashville TN 37212-2246

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 27th day of April, 2015.

Christopher Robert Fusco

STATE OF ~~TENNESSEE~~ Maryland)
COUNTY OF ~~DAVIDSON~~ Baltimore)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Robert Fusco, 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 27th day of April, 2015.

Kathryn L. Jacksits
Notary Public

My Commission Expires: April 24, 2016

KATHRYN L. JACKSITS NOTARY PUBLIC COMM. EXP. APRIL 24, 2016 BALTIMORE COUNTY, MD