THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043903**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150037226 DEEDWARR
Recvd: 05/13/15 14:16 2 pgs
Fees:13.00 Taxes:3885.00
20150513-0044039

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Larry Jackson and Camilla S. Jackson 900 20TH AVE S #1001 Nashville TN 37212-2241	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092160E09500CO

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, **Scott G. Blackman and Jennifer S. Blackman, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Jackson and Camilla S. Jackson, Husband and Wife**, ("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. 1001, 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 at 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 by Warranty Deed from Robert E. Mnuchin to Scott G. Blackman and Jennifer S. Blackman, husband and wife as recorded on the 23rd day of January, 2014 in Instrument No. 20140123-0006430 and Warranty Deed from Helen Mundy, Trustee of The Gregory R. Mundy Family Trust to Robert E. Mnuchin as recorded on the 11th day of March, 2013 in Instrument No. 20130311-0024045, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

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.

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, as amended by instrument(s) of record 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.

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

Boundary Line Agreement recorded in Book 9412, Page 677.

Application to Combine Parcels recorded at Instruments 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 #1001 Nashville TN 37212-2241

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 12th day of May, 2015.

Scott G. Blackman by Jennifer S. Blackman, Attorney in Fact Jennifer S. Blackman

Scott G. Blackman by Jennifer S. Blackman
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer S. Blackman, 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 12th day of May, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
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, Jennifer S. Blackman, 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 Scott G. Blackman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of May 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018