PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Wanda Hiett
Affiant

Subscribed and sworn to before me, this the 8th day of June, 2015.

Kim Murray
Notary Public

My commission expires: 3/25/18

BILL GARRETT, Davidson County
Trans:T20150046203 DEEDWARR
Recvd: 06/11/15 09:59 2 pgs
Fees:13.00 Taxes:1424.50
20150611-0055264

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Nicolas J. Dantzker		**092-16-0E-115.00CO**
900 20th Ave S Unit 1212	New Owner	
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pure Land, LLC, a Belize limited liability company and Cynthia Sonam, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicolas J. Dantzker, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1212 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a condominium of record in Instrument Number 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and as further amended in Instrument Number 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Cynthia Sonam, an undivided twenty percent (20%) interest by Quitclaim deed from Pure Land, LLC, a Belize limited liability company of record in Instrument No. 20131119-0119390 Register's Office for Davidson County, Tennessee, dated November 04, 2013 and recorded on November 19, 2013.

Together with Parking Sapce Number 74 which was assigned as Limited Common Elements appurtenant to the above described unit, as set forth and defined in the Master Deed.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.
This is improved (__X__) unimproved (____) property known as 900 20th Ave S Unit 1212, Nashville, TN 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF June 8, 2015:

Pure Land, LLC, a Belize limited liability company
By: Hope Sonam
Its: Authorized Representative

Cynthia Sonam by Hope Sonam, as attorney in fact
Cynthia Sonam by Hope Sonam, as attorney in fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
	)	
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Hope Sonam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Cynthia Sonam, ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 8th day of June, 2015.

My Commission Expires: 6/5/16

Notary Public

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**CORPORATE ACKNOWLEDGEMENT**
	)	
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Hope Sonam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Representative of Pure Land, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 8th day of June, 2015.

My Commission Expires: 6-5-16

Notary Public

20151270R

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY