STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-2018
File No. G15-1548D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150047349 DEEDWARR
Recvd: 06/15/15 13:48 2 pgs
Fees:13.00 Taxes:1668.70
20150615-0056653

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy Bircher (NAME)	PrimeLending, a Plains Capital Company (NAME)	92-16-E-122 CO
900 20th Avenue South #1203 (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert C. Venable and Linda E. Venable, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Bircher, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit No. 1203, 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 in restated by instrument of record in Instrument No. 20071212-0143307, said Register's Office (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 171 and Storage Space Number 14, which are assigned as the Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to Robert C. Venable and wife, Linda E. Venable from Adelicia Development, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed dated December 27, 2007, as Instrument No. 20071228-0148192, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Storm water maintenance agreement as recorded in Instrument No. 20050802-0090098, Register's Office for Davidson County, Tennessee.
3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia, a Condominium, a horizontal property regime and recorded in Instrument No. 20060222-0020964, Instrument No. 20071212-0143307, and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee.
5. Unified Plat as recorded in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement as recorded in Instrument No. 20050803-0090595, Register's Office for Davidson County, Tennessee.
7. Easement for Conservation as recorded in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 900 20th Avenue South #1203, 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 11th day of June, 2015.

Robert C. Venable — June 11, 2015 Date

Linda E. Venable — June 11, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert C. Venable and Linda E. Venable, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of June, 2015.

My Commission Expires: 8-23-16 Notary Public

BRIAN L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066