WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150086207 DEEDWARR
Recvd: 10/09/15 10:30 2 pgs
Fees: 13.00 Taxes: 1831.50
20151009-0103078

B-FSBO-15-900-1408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noah J. Krimm	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	
900 20th Avenue South #1408	**2801 4th Avenue South**	**92-16-E-141.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Minneapolis, MN 55408**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHRISTOPHER J. MUSCATELLO AND WIFE, LINDSEY TODD MUSCATELLO,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NOAH J. KRIMM, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1408, 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 by instrument of record in Instrument No. 20090818-0077786, Register's Office for said 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 Numbers 10 and 6 and Storage Space Number 90, 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 Christopher J. Muscatello, unmarried and Laura L. Todd, unmarried, as tenants in common with right of survivorship by Warranty Deed from Jason Wendel, married, recorded on the 2nd day of March, 2012 in Instrument No. 20120302-0018676, in the Register's Office of Davidson County, Tennessee. The said Laura L. Todd having since married is now known as Lindsey Todd Muscatello.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- 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.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Avenue South #1408, Nashville, Tennessee 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 hand(s) this the 5th DAY OF OCTOBER, 2015.

Christopher J. Muscatello by C. L. Kelly, Attorney in fact

Lindsey Todd Muscatello by Christopher J. Muscatello, 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, Christopher J. Muscatello, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDSEY TODD MUSCATELLO, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDSEY TODD MUSCATELLO.

Witness my hand and official seal, this the 5th of October, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER J. MUSCATELLO the within named bargainor, 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 the 5th of October, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212