BILL GARRETT, Davidson County
Trans:T20150090898 DEEDQC
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Fees:12.00 Taxes:0.00
20151026-0108572

This instrument prepared by:

DAVID W. MARTTALA, ESQ.
FIRST COMMUNITY TITLE & ESCROW
200 East Main Street
McMinnville, Tennessee 37110

Person(s) or Entity(ies) Responsible for Payment of Property Taxes and Owner(s):

Robert Martindale III
900 20th Ave. South Unit 1510
Nashville,TN 37212

ABIGAIL PROVOW MARTINDALE)
)
TO:) QUITCLAIM DEED
)
ROBERT G. "BO" MARTINDALE, III) TAX MAP REF.: 092 16 0E 15600CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, I, **ABIGAIL PROVOW MARTINDALE**, have this day and date bargained and sold and by these presents do hereby convey, remise, release and forever quitclaim unto **ROBERT G. "BO" MARTINDALE, III**, his heirs and assigns, all of my interest in a certain tract of land lying and being in DAVIDSON COUNTY, TENNESSEE, and more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1510, 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, amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Spaces Numbers 8 and 9, which are assigned as Limited Common Elements appurtenant to the above-described unit, as set forth and defined in the Master Deed.

Being the property conveyed to Robert G. "Bo" Martindale, III and wife, Abigail Provow Martindale, by deed from James H. Check IV, Trustee, of record in Instrument No. 20121213-0115022 of the Register's Office for 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.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIFIED PLAT OF THE ADELICIA, as recorded in Instrument No. 20080529-0054570.

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

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.

Boundary Line Agreement recorded in Book 9412, Page 677.

Application to Combine Parcels recorded at Instrument No. 20051213-0149361.

Conservation easement recorded at Instrument No. 20071207-0141926.

This is improved property located at 900 20th Avenue South Unit 1510, Nashville, TN 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22 day of October, 2015.

ABIGAIL PROVOW MARTINDALE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, the within named Bargainor, **ABIGAIL PROVOW MARTINDALE**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

Witness my hand this the 22 day of October, 2015.

MARINA MAMAZOVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public for the State of Tennessee

My commission expires: October 18, 2016

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 22 day of October, 2015.

MARINA MAMAZOVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public for the State of Tennessee or Register of Deeds

My commission expires: October 18, 2016

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION.