BILL GARRETT, Davidson County
Trans:T20160002711 DEEDWARR
Recvd: 01/12/16 08:42 2 pgs
Fees:13.00 Taxes:2127.50
20160112-0002984

WARRANTY DEED

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-06-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aceneca, LLC	Aceneca, LLC	092160E15600CO
(NAME)	(NAME)	
900 20th Ave. South, 1510	900 20th Ave. South, 1510	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, Robert G. "Bo" Martindale III, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aceneca, LLC, 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:

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.

Being the same property conveyed to Robert G. "Bo" Martindale, III, by Quitclaim Deed from Abigail Provow Martindale, dated October 22, 2015, of record in Instrument No. 20151026-0108572, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Robert G. "Bo" Martindale, III and Abigail Provow Martindale, Husband and Wife, by Deed from James H. Cheek, Trustee, of record in Instrument No. 20121213-0115022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Plat Book 1, page 81, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions and Agreements, including the agreements to pay assessments for The

maintenance of Common Areas, contained in the Master Deed (and By-Laws) for The Adelicia, a Condominium, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, Charter of Adelicia Condominium Association, Inc., of record in Instrument No. 20060221-0020199, Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq., All matters appearing on the Plan of record in Instrument No. 20080529-0054570, Conservation Easement of record in Instrument No. 20071207-0141926, First Amendment to Amended and Restated Master Deed of record in Instrument No. 20090818-0077786; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 900 20th Ave. South, 1510, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 8th day of January, 2016.

Robert G. "Bo" Martindale III

Robert G. "Bo" Martindale III

State of Tennessee

County of Rutherford

On this 8th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert G. "Bo" Martindale III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5/23/16

Notary Public

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD