BILL GARRETT, Davidson County
Trans:T20160010431 DEEDWARR
Recvd: 02/08/16 10:56 5 pgs
Fees:28.00 Taxes:1713.10
20160208-0011807

Return to:
Christopher B. Fowler
Tune, Entrekin & White, P.C.
Suite 1700, UBS Tower
315 Deaderick Street
Nashville, TN 37238

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO
Hugh L. Head, III and	New Owner	092-16-OE-120.00
Hugh L. Head, IV		
900 20th Avenue South, Unit 1207		
Nashville, TN 37212		

This instrument prepared by: Christopher B. Fowler, Attorney at Law,
Suite 1700, UBS Tower, 315 Deaderick Street Nashville, TN 37238.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Taylor C. Sutherland and wife, Leigh Sutherland,** hereinafter called the Grantor(s), have bargained and sold, and by these presents does transfer and convey Hugh L. Head, III and son, Hugh L. Head IV, (The "Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Leigh Sutherland joins in this signing of this instrument to convey any marital interest she may have in this property.

Land in Davidson County, Tennessee, being Unit No. 1207 , 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 as restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 2009818-0077786, Register's Office for Davidson County, Tennessee (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 67 and 68 and Storage Space number 100A, 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 Taylor C. Sutherland by deed from Benjamin Walker of record as Instrument No. 20110303-001726, dated March 3, 2011, said Register's Office.

***See Page 2.

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, its successors and assigns forever; and Grantors covenant with the said GRANTEES that Grantor is 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 Grantor further covenants and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said property to the said GRANTEE, its successors 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.

(The actual consideration or value, whichever is greater
(for this transfer is $463,000.

Affiant

(Subscribed and sworn to before me
(this 27th day of January, 2016.

Notary Public

(My Commission Expires:

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

***~~This~~ This Conveyance is subject to the matters set forth in the attached "Exhibit A" 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.

Witness my hand this 28th day of January, 2016.

Taylor C. Sutherland

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 Taylor C. Sutherland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2016.

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

~~Katherine Guldenzoph~~ Notary Public

My Commission Expires:_____

Witness my hand this 28th day of January, 2016.

Jacquelyn L. A. Sutherland a.k.a. Leigh Sutherland

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 Leigh Sutherland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2016.

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Katherine Guidenzoph Notary Public

Christopher B. Fowler

MY COMMISSION EXPIRES: JULY 2, 2018

My Commission Expires: _____

Exhibit A

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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.