Davidson County	DEEDWARR
Recvd: 04/21/16 15:53	3 pgs
Fees:18.00 Taxes:1961.00	
20160421-0039003	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $530,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES 1-26-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1774B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Adagio Property Management, LLC	Adagio Property Management, LLC	092-16-0E-128-00-CO
900 20Th Avenue South #1505	900 20th Avenue South #1505	
Nashville, TN 37212-2246	Nashville, TN 37212-2246	

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PAUL D. CUNNINGHAM AND WIFE, MARY ROSE CUNNINGHAM

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAGIO PROPERTY MANAGEMENT, LLC

HEREINAFTER CALLED THE GRANTEE(S), 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. 1310, 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 and further amended in Instrument No. 20090818-0077786, 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 space numbers 139 and 140 and storage space number 52 which are assigned as limited common elements appurtenent to the above described unit, as set forth and defined in the Master Deed, as amended.

Being the same property conveyed to Paul D. Cunningham and wife, Mary Rose Cunningham by Warranty deed from Steven Fields, unmarried of record in Instrument No. 20110802-0059043 Register's Office for Davidson County, Tennessee, dated July 29, 2011 and recorded on August 02, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee.

The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Adelicia, A Condominium of record in Instrument Number 20050802-0090098, Instrument No. 20050803-090595, Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.

Charter of Adelicia Condominium Association, Inc. of record in Instrument Number 20060221-0020199, in the Register's Office for DavidsonCounty, Tennessee.

Application to Combine Parcels of record in Instrument Number 20051213-0149361, in the Register's Office for DavidsonCounty, Tennessee.

Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee.

Conservation Easement of record in Instrument Number 20071207-0141926, in the Register's Office for DavidsonCounty, Tennessee.

Restrictions of record as Instrument Number 20091015-0095571 and 20110802-0059043 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 900 20Th Avenue South #1310, Nashville, TN 37212-2246

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 31st day of March, 2016.

Paul D. Cunningham by J., Attorney in Fact

Paul D. Cunningham

By: J. Carlton Drumwright, Attorney-In-Fact

Mary Rose Cunningham by J., Attorney in Fact

Mary Rose Cunningham

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Paul D Cunningham and wife Mary Rose Cunningham for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Paul D Cunningham and wife Mary Rose Cunningham

Witness my hand and official seal, this 31st day of March, 2016.

Notary Public

My Commission Expires: 10-29-19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-1774B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

