WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

16-06-010

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of June, 2016

Carmen Coats
Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KYLE THOMAS PENCE (NAME)	COMMONWEALTH BANK & TRUST (NAME)	92-16-E
900 20th Avenue S. #1403 (ADDRESS)	4350 BROWNSBORO RD, STE 210 (ADDRESS)	150.00CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40207 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, DAVID J. TRACY AND JEAN M. TRACY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KYLE THOMAS PENCE, A SINGLE MAN, hereinafter called the Grantee(s), his 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. 1403, of The Adelicia, a Horizontal Property Regime**, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of The Adelicia as shown on Exhibit "B" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

TOGETHER with Parking Space Number 203 and Storage Space Number 39, 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 DAVID J. TRACY AND JEAN M. TRACY, HUSBAND AND WIFE, as tenants by the entirety, by Deed from EDWARD GLENN GILCHRIST AND JAMES RONALD GILCHRIST, of record in Instrument No. 20100520-0039002, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 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 building 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, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: 900 20th Avenue S. #1403, Nashville, TN, 37212.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans: T20160056615 DEEDWARR
Recvd: 07/01/16 14:53 2 pgs
Fees: 13.00 Taxes: 1720.50

20160701-0067958

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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.

WITNESS WHEREOF, our hands, this 29th day of June, 2016.

DAVID J. TRACY

JEAN M. TRACY

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID J. TRACY AND JEAN M. TRACY**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Providence, Rhode Island, this 29th day of June, 2016.

My Commission Expires: 10-11-16

Gail A. Mello
Notary Public

GAIL A. MELLO NOTARY PUBLIC STATE OF RHODE ISLAND