BILL GARRETT, Davidson County
Trans:T20160068599 DEEDWARRSP
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Fees:23.00 Taxes:1727.90
20160808-0082468

This Instrument Prepared By:
Kelly L. Worman
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Mark Bloom 3102 West End Avenue, Suite 500 Nashville, TN 37203	[SAME]	092160E05700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lance Bloom, an individual ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Mark Bloom, an individual ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 900 20th Avenue South, Unit No. 808, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $467,000.00.

Affiant

Subscribed and sworn to before me this the 5th day of August, 2016.

Notary Public

My Commission Expires: 9.10.18

STEPHANIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the ____ day of August, 2016.

GRANTOR:

Lance Bloom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Lance Bloom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Lance Bloom, an individual (the "Grantor"), and is authorized to execute this instrument.

WITNESS my hand and seal at office this 5th day of August, 2016.

STEPHANIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
9.10.18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 808, 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 space numbers 234 and 235, and storage space number 84, 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 Lance Bloom by Deed from Adelicia Development, dated December 21, 2007 in Instrument No. 20071221-0146768, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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

2) All matters shown on the Plan of record in Book 1, page 81, Chancery Court for Davidson County, Tennessee.

3) All matters shown on the Unified Plat of The Adelicia of record in Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.

4) 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 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.

5) Charter of HOA in Instrument No. 20060221-0020199, Register's Office for Davidson County, Tennessee.

6) Boundary Line Agreement in Book 9412, page 677, Register's Office for Davidson County, Tennessee.

7) Conservation Easement in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.

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