This instrument was prepared by:
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Davidson County DEEDWARRSP
Recvd: 12/22/16 14:20 6 pgs
Fees:33.00 Taxes:4810.00
20161222-0134940

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Country AND Western, LLC Attn: Megan Meade and/or James C. McClendon 777 108th Avenue NE Suite 2100 Bellevue, WA 98004	Same	91-16-E-27CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ELAINA H. SCOTT AND LAURENCE M. PAPEL, Co-Executors of the Estate of J. Ronald Scott** (collectively, "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **COUNTRY AND WESTERN, LLC**, a Washington limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of December, 2016.

GRANTOR:

THE ESTATE OF J. RONALD SCOTT

By: Elaina H. Scott
Name: Elaina H. Scott
Title: Co-Executor

By: L M. Papel
Name: Laurence M. Papel
Title: Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jennifer Pugh-Nolan a notary public of the state and county aforementioned, personally appeared Elaina H. Scott and Laurence M. Papel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each, upon oath, acknowledged her/himself to be a Co-Executor of The Estate of J. Ronald Scott, the within named bargainor, and that each, as such Co-Executor, being authorized so to do, has executed the foregoing instrument for the purpose therein contained, by personally signing her/his name as Co-Executor.

Witness my hand, at office, this 29th day of December, 2016.

Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $1,300,000.00.

Tary Rhoades
Affiant

Subscribed and sworn to before me this the 29th day of December, 2016.

Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Being Unit No. CU3, 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 restated by instrument of record in Instrument No. 20071212-0143307, as further amended by instrument of record in Instrument No. 20091818-0077786 in the 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.

Being part of the same property conveyed to J. Ronald Scott by Special Warranty Deed from Adelicia Development LLC, a Tennessee limited liability company, of record in Instrument No. 20080423-0041254, said Register's Office for Davidson County, Tennessee.

Together with Parking Space Numbers 31, 32, 33, 34, 42, 43 and 44, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2017 and subsequent years, special assessments and other assessments and liens, whether or not they are of record.

2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

3. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, as further amended by instrument of record in Instrument No. 20090818-0077786 in the Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

4. All covenants, terms provisions, conditions, restrictions, reservations, agreements, and easements of record, which affect the Unit.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

