THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170210879**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $570,000.00 Affiant Subscribed and sworn to before me, this 2nd day of March, 2017. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170026370 DEEDWARR
Recvd: 03/29/17 10:57 2 pgs
Fees: 13.00 Taxes: 2109.00
20170329-0030458

WARRANTY DEED

Address New Owner: The One Love Trust 1918 ADELICIA ST Nashville TN 37212-2113	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tommy Baratta** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Crout, Trustee for The One Love Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 101, 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, Register's Office for Davidson County (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 Number(s) 243 and 244 and Storage Space Number 69, 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 by Quitclaim Deed from Jason Baratta, a married man to Jason Baratta, a married man, an undivided fifty percent (50%) interest and Tommy Baratta, an undivided fifty percent (50%) interest, as tenants in common, as recorded on the 30th day of December, 2013 in Instrument No. 20131230-0130939 and Special Warranty Deed from Adelicia Development, LLC, a Tennessee limited liability company to Jason Baratta, married, as recorded on the 20th day of December, 2007 in Instrument No. 20071220-0145887, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Jason Baratta, a married man to Tommy Baratta, in Instrument No. 20170329-0030457 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, 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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIFIED PLAT OF THE ADELICIA, as recorded in Instrument No. 20080529-0054570.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199.

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, A CONDOMINIUM of record in Instrument No. 20060222-0020964 , as amended by instrument(s) of record in Instrument Nos. 20071212-0143307 and 20090818-0077786; also subject to easements, rights and interests 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.

This is improved property located at 1918 ADELICIA ST Nashville TN 37212-2113

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2017.

Tommy Baratta

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tommy Baratta, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of March, 2017.

Notary Public

ANNEMARIE PALOOR
MY COMMISSION # FF 049110
EXPIRES: December 28, 2017
Bonded Thru Notary Public Underwriters