THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28852-06-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,990,000.00. Affiant Subscribed and sworn to before me this 5th day of August, 2009. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires May 6, 2013 ~~STATE OF TENNESSEE~~

WARRANTY DEED

Address New Owner: Roger D. Clark, Trustee 900 20th Avenue South #1710 Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 092-16-0-E-184.00CO

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, **Adelicia Investors, LLC**, a Tennessee limited liability company ,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger D. Clark, Trustee of the Gardner Property Trust,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 20th Avenue South #1710, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of August, 2009.

Adelicia Investors, LLC

BY: Penny Manis, Sec

Penny Manis, Secretary

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ HAMILTON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Penny Manis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of Adelicia Investors, LLC the within named bargainor, a corporation, and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Adelicia Investors, LLC by herself as such Secretary.

Witness my hand, at office, this 4th day of August, 2009.

Vanessa G. Lofton

Notary Public

My Commission Expires: October 19, 2011

VANESSA G. LOFTON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20090053798 DEEDWARR
Recvd: 08/06/09 15:21 2 pgs
Fees:13.00 Taxes:7363.00
20090806-0074251

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1710, 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 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 Spaces Numbers 331 and 332, and Storage Space Number 116, 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 Adelicia Investors, LLC, a Tennessee limited liability company by Deed dated 3/6/2008 from Adelicia Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080307-0023357, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Adelicia Condominium Association, Inc. of record in Instrument No. 200602210020199, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Adelicia, a condominium, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court for Nashville, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
7. Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.

PM