THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29270-12-2009** **Record & Return To:** **First Title and Escrow Co.** **2000 Richard Jones Road, Suite 110** **Nashville, Tennessee 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 14th day of January, 2010. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Trustland Partners, LLC 135 Professional Drive, Suite 101 Ponte Verde, FL 32004	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 092160E158.00CO

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, **Karen Y. Dobbs**,*("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trustland Partners, LLC, a Florida limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *unmarried

This is improved property located at 900 20th Avenue South, Unit 1514, 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 14th day of January, 2010.

Karen Y. Dobbs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Karen Y. Dobbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2010.

Notary Public

My Commission Expires:
8/23/2011

STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20100003510 DEEDWARR
Recvd: 01/19/10 14:56 2 pgs
Fees:13.00 Taxes:2775.00
20100119-0004467

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1514, 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, and amended in Instrument No. 20090818-0077786, 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 283 and 284 and storage space number 50 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 Karen Y. Dobbs by Deed dated January 4, 2008 from Adelicia Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080107-0001680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/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. 20060221-0020199, 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, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
5. Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.