THIS INSTRUMENT PREPARED BY: **George E. Mudter, Jr.** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29485-04-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me this 21st day of April, 2010. Notary Public My Commission Expires:

BETH M. BROCK — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Lavon Coleman 900 20th Avenue South, Unit 1214 Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 092160E11600CO

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 1214, LLC, a Florida limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lavon Coleman** ("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, Unit 1214, 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 21st day of April, 2010.

Adelicia 1214, LLC a Florida limited liability company
By: Last Chance Inc. of Florida, a Florida corporation, its managing member

BY: _____
Mickie Leonard, President

BILL GARRETT, Davidson County
Trans: T20100024258 DEEDWARR
Recvd: 04/23/10 12:54 2 pgs
Fees: 13.00 Taxes: 2664.00
20100423-0030821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mickie Leonard, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of Last Chance, Inc. of Florida, a Florida corporation, managing member of Adelicia 1214, LLC, a Florida limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of April, 2010.

_____
Notary Public

My Commission Expires:

GEORGE G. PATTERSON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1214, 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 179 and 180, and Storage Space Number 18, which are assigned as Limited Common Elements appurtenant to the above described unit, as set forth and defined in the Master Deed.

Being part of the same property conveyed to Adelicia 1214, LLC, a Florida limited liability company, by deed dated January 3, 2008, from Adelicia Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080110-0003290, Register's Office for Davidson County, Tennessee, and the same property conveyed by quitclaim deed from Mickie Leonard, unmarried, in Instrument No. 20090819-0077907, said Register's Office.

This conveyance is made subject to:

1. 2010 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 and amended in Instrument No. 20090818-0077786, 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.