THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30646-05-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Sylvia D. Tomlinson Affiant Subscribed and sworn to before me this 31st day of May, 2012. Notary Public My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Troy Tomlinson, Sylvia Tomlinson 1906 Adelicia Street Nashville, TN	793 North Russell Street Portland, TN 37148 Attn: TROY TOMLINSON	Map and Parcel No.: 092160E00800C0

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, **Roger D. Clark, Successor Trustee of the First Adelicia Land Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Troy Tomlinson and Sylvia Tomlinson, husband and wife** ("Grantee"), their 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 1906 Adelicia Street, 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 he 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their 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 31st day of May, 2012.

Trustee

Roger D. Clark, as Successor Trustee
of the First Adelicia Land Trust
under agreement dated June 7, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roger D. Clark, Successor Trustee of the First Adelicia Land Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2012.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20120043018 DEEDWARR
Recvd: 06/11/12 14:52 2 pgs
Fees:13.00 Taxes:1424.50
20120611-0050996

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 107, 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 said 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 Numbers 231 and 232 and Storage Space Number 95A, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth in the Master Deed.

Being the same property conveyed to J. Michael Morgan, Trustee of the First Adelicia Land Trust, by Warranty Deed dated June 8, 2011, from Adelicia Retail, LLC, a Tennessee limited liability company, of record in Instrument No. 20110610-0044748, Register's Office for Davidson County, Tennessee. Roger D. Clark having succeeded J. Michael Morgan as Successor Trustee by Fourth Amendment to Trust Agreement of First Adelicia Land Trust dated May 31, 2012.

THIS INSTRUMENT HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE.