PREPARED BY& RETURN TO: Home Surety Title and Escrow, LLC, 5583 Murray Road, Memphis, TN 38119, 901.737.2100

WARRANTY DEED

THIS INDENTURE, made and entered into as of this the 15th day of July, 2013, by and between:

Andrew Bettis, Trustee of the Andrew Bettis Revocable Trust Dated May 13, 2013, party of the first part, and

Rocky S. Lai and Mei-Lian Lai, husband and wife, party of the second part,

For and in consideration of the sum of ten dollars, cash in hand paid by the party of the second part, hereinafter called GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the party of the first part, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1003, 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 Nos. 20071212-0143307 and 20090818-0077786, 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) 156, which is assigned as Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Andrew Bettis, Trustee of the Andrew Bettis Revocable Trust Dated May 13, 2013 in Warranty Deed filed for record 5/14/13 at Instrument 20130514-0048260 as shown in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: 2013 Davidson County taxes; Subdivision Restrictions, Building Lines and Easements of record recorded at Plat Book/Page Plat Book 1, Page 81; Easements recorded at Instrument(s) 20071207-0141926; Charter of Adelicia Condominium Association, Inc. recorded at Instrument No. 20060221-0020199; Application to Combine Parcels recorded at Instrument No. 20051213-0149361; Plat- The Adelicia recorded at Instrument No. 20080529-0054570; Boundary Line Agreement Recorded in Book 9412, Page 677; All provisions contained in or incorporated by reference into the master deed establishing The Adelicia Condominiums, recorded at Instrument Number 20060222-0020964 as amended and/or restated at instrument Nos. 20071212-0143307 and 20090818-0077786; as recorded in the Register's Office of Davidson County, Tennessee.

This document was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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BILL GARRETT, Davidson County
Trans:T20130061160 DEEDWARR
Recvd: 07/18/13 09:19 2 pgs
Fees:13.00 Taxes:1683.50
20130718-0074172

PREPARED BY& RETURN TO: Home Surety Title and Escrow, LLC, 5583 Murray Road, Memphis, TN 38119, 901.737.2100

WITNESS the signature of the party of the first part the day and year first above written.

Andrew Bettis
Trustee of the Andrew Bettis
Revocable Trust Dated May 13, 2013

STATE OF TENNESSEE COUNTY OF SHELBY

Before me, personally appeared Andrew Bettis as Trustee of the Andrew Bettis Revocable Trust Dated May 13, 2013 to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same as his free act and deed.

WITNESS my hand & Notarial Seal at the office, the 15th day of July 2013.

MARY KATE BRANDON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 04-10-2016

Notary Public

My commission expires:

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00, which amount if equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of July, 2013.

PEGAH SHAHIDI STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 10-03-2016

Notary Public

My Commission Expires:

Mail Tax Bills to:
Rocky S. Lai and Mei-Lian Lai
1210 Sugar Creek Blvd
Sugar Land, Texas 77478

Property Owner Address:
Rocky S. Lai and Mei-Lian Lai
1210 Sugar Creek Blvd
Sugar Land, Texas 77478

Tax Parcel ID No.:
092-16-0-E 094.00 CO
Property Address:
900 20th Avenue South
Unit 1003
Nashville, Tennessee 37212

I, Mary Kate C. Brandon/Jeffrey F. McEvoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE COUNTY OF SHELBY

Personally appeared before me, the undersigned, a notary public for this county and state, Mary Kate C. Brandon / Jeffrey F. McEvoy who acknowledges that this certification is true and correct and whose signature I have witnessed.

Notary's Signature