WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076741 DEEDWARR
Recvd: 10/10/14 10:04 2 pgs
Fees:13.00 Taxes:4252.78
20141010-0094090

Y-BR-14-900-1514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,149,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randy L. Bartley and Brenda W. Bartley	**New Owner**	
(NAME)	(NAME)	**092-16-0-E-158.00C O**
900 20th Ave S, Unit 1514		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TRUSTLAND PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RANDY L. BARTLEY AND WIFE, BRENDA W. BARTLEY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1514 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Trustland Partners, LLC, a Florida Limited Liability Company by deed from Karen Y. Dobbs, unmarried, of record in Instrument No. 20100119-0004467, Register's Office for Davidson County, Tennessee, dated January 14, 2010 and recorded on January 19, 2010.

This conveyance is subject to:
- All matters shown on the Plan of record in Instrument No. 20080529-0054570;
- Master Deed of record in Instrument No. 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786;
- HOA Charter of record in Instrument No. 20060221-0020199;
- By-Laws attached as Exhibit "C" to the aforementioned Master Deed, as subsequently amended;
- All matters shown on the Plan attached as Exhibit "B" to the aforementioned Master Deed, as subsequently amended;
- Conservation Easement of record in Instrument No. 20071207-0141926;
- Stormwater Detention Agreement of record in Instrument No. 20050802-0090098, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Ave S, Unit 1514, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8th DAY OF OCTOBER, 2014.

Trustland Partners, LLC, a Florida limited liability company

By: _____
William L. Dahl, Manager

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William L. Dahl, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Manager of Trustland Partners, LLC, a Florida limited liability company, the within named bargainor, a limited liability company, and that he as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of October, 2014.

_____
Notary Public

My Commission Expires:

STEPHANIE E. WILLIAMSON
Notary Public - State of Florida
My Comm. Expires Sep 30, 2016
Commission # EE 207068
Bonded Through National Notary Assn.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212