BILL GARRETT, Davidson County
Trans:T20150087980 DEEDWARR
Recvd: 10/15/15 13:54 4 pgs
Fees:23.00 Taxes:3422.50
20151015-0104988

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$925,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2015.

Notary Public

My commission expires: 1.9.18

(AFFIX SEAL)

NICOLE L. STEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ed Burt Bruton, Jr. , Trustee	**Ed Burt Bruton, Jr., Trustee c/o Greenberg Traurig, PA**	**092-16-0E-130.00-CO**
900 20th Avenue South, Unit 1314	**333 S. E. 2nd Avenue, Suite 4400**	
Nashville, TN 37212	**Miami, FL 33131**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John F. Ferreri and Charles M. Evans, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ed Burt Bruton, Jr., as Trustee under trust agreement dated October 1, 2015 and known as the 20th Avenue South Realty Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A, attached

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **900 20th Avenue South, Unit 1314, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

AND FURTHER, IN ACCORDANCE WITH THE GRANTEE'S INSTRUCTIONS, TO HAVE AND TO

HOLD the said Property with the appurtenances upon the trust and for the uses and purposes herein and in the Trust agreement set forth.

Pursuant to the provisions of Section 689.073 of the Florida Statutes, full power and authority is hereby granted to the Trustee to protect, to conserve, to sell, to lease, to encumber or otherwise to manage and dispose of the Property. The power and authority granted to the Trustee pursuant to this Deed, the Trust Agreement and said statute shall include, without limitation, the power and authority to improve, manage and protect the Property or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to take back, foreclose and release mortgages, to convey either with or without consideration, to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof, from time to time to lease the Property or any part thereof, in possession or reversion, and to renew or extend leases upon any terms and for any period or periods of time, to grant options to purchase the whole or any part of the Property, to exchange the Property or any part thereof for other real or personal property, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or to the Property or any part thereof, and to deal with the Property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the Property to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

No party dealing with the Trustee or any successor Trustee in relation to the Property or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of the Trustee or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease mortgage or other instrument; (i) that at the time of the delivery thereof, the Trust created by the Trust Agreement was in full force and effect; (ii) that such conveyance or other instrument was executed in accordance with the trusts, condition and limitations contained in the Trust Agreement and all amendments hereof, if any, and binding upon all beneficiaries under the Trust Agreement; (iii) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (iv) if a conveyance has been made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her, or their predecessor in trust.

Any contracts, obligations or indebtedness incurred or entered into by the Trustee in connection with the Property may be entered into by the Trustee in the name of the then beneficiary(ies) under the Trust Agreement, as their attorney-in-fact, hereby irrevocably appointed for such purpose, or, at the election of the Trustee, in the Trustee's own name as trustee of an express trust and not individually. In either case, the Trustee shall have no personal liability or obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under the Trust Agreement hereinbefore referred to and of all persons claiming under them or any of them shall be an interest in real property, in accordance with Section 689.071(6) of the Florida Statutes.

AND THE GRANTORS DO HEREBY FULLY WARRANT the title to said real estate, and will defend the same against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this 7th day of October, 2015.

John F. Ferreri

Charles M. Evans
by John F. Ferreri, attorney-in-fact

Charles M. Evans by John F. Ferreri, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John F. Ferreri**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **October, 2015.**

~~Notary Public~~

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **John F. Ferreri**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact of **Charles M. Evans,** the within named bargainor, and that he as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Charles M. Evans** by the said **John F. Ferreri** as Attorney-in-Fact.

Witness my hand, at office, this **7th** day of **October, 2015.**

~~Notary Public~~

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1314, 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 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) 162 and 163, and Storage Space Number 93, 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 JOHN F. FERRERI, UNMARRIED AND CHARLES M. EVANS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ADELICIA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080104-0000961, dated January 3, 2008, and corrected by Special Warranty Deed of Correction of record in Instrument No. 20090326-0027421, dated March 23, 2009, said Register's Office.