Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1377

Karen Y Johnson Davidson County
Batch# 158090 DEEDWARR
11/09/2018 11:58:15 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20181109-0111074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ed Burt Bruton, Jr., not individually but solely as trustee under the trust agreement dated October 1, 2015 and known as 20th Avenue South Realty Trust** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Lamp and Pamela Lamp, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 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 Ed Burt Bruton, Jr., as Trustee under trust agreement dated October 1, 2015 and known as the 20th Avenue South Realty Trust by deed from John F. Fererri and Charles M. Evans, married, dated October 7, 2015, of record in Instrument No. 20151015-0104988, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

This instrument is executed by Grantor in Grantor's capacity as trustee and not individually, and the covenants and warranties contained in this instrument are binding upon the trust estate only.

WITNESS THE EXECUTION HEREOF this 2ND day of November, 2018.

X Ed Burt Bruton Jr, trustee

Ed Burt Bruton, Jr., not individually but solely as trustee under the trust agreement dated October 1, 2015 and known as 20th Avenue South Realty Trust

State of Florida
County of Miami-Dade

On this 2 day of November, 2018, before me the undersigned, a Notary Public in and for the State and County aforesaid, Ed Burt Bruton, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and did not take an oath, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee under the trust agreement dated October 1, 2015 and known as 20th Avenue South Realty Trust and is authorized to execute this instrument, and that he has executed this instrument on behalf of Trust agreement dated October 1, 2015 and known as 20th Avenue South Realty Trust.

Wanda Rodriguez
Notary Public

My Commission Expires: _____

WANDA RODRIGUEZ
Notary Public - State of Florida
Commission # FF 982213
My Comm. Expires Apr 13, 2020

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,100,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of November, 2018.

Notary Public

ANGELA Y. ROSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

NEW OWNER:
Mark Lamp
900 20th Avenue South, Unit 1314
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
092-16-0E-130.00