BILL GARRETT, Davidson County
Trans:T20100017704 DEEDWARRSP
Recvd: 03/26/10 10:26 3 pgs
Fees:18.00 Taxes:1438.56
20100326-0022591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,800.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24 day of March, 2010.

Notary Public

My Commission Expires: 9/27/13

WILLIAMSON COUNTY DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
BBC Holdings, Inc.,
101 Forrest Crossings Blvd, Suite 100
Franklin, TN 37064

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
163-02-OB-176.00
163-02-OB-178.00
163-02-OB-179.00
163-02-OB-180.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Community South Bank** (hereinafter referred to as "**Grantor**"), hereby transfers and conveys to **BBC Holdings, Inc., a Tennessee Corporation,** (hereinafter referred to as "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, **TO WIT**:

Land in Davidson County, Tennessee, being Lot (Unit) Nos. 168, 170, 171 and 172 Section Two Berkley Hall Townhomes, as shown on the First Amendment to the master Deed for Berkley Hall Townhomes, of record in Instrument No. 20061127-0146201 as amended by

Instrument No. 20070705-0079992 Register's Office for Davidson County, Tennessee together with all rights and appurtenances thereto belonging to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Community South Bank, by Deeds from Paul Allen England, Substitute Trustee of record at Instruments No. 20091008-0093981, 20091008-0093983, 20091008-0093984 and 20091008-0093986 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

County and/or City taxes for the year(s) 2010 and thereafter, a lien not yet due and payable.

Master Deed of record in Instrument No. 20061127 as amended in Instrument No. 20070705-0079992 Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 20061127-0146201 Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20061031-0135165 and 20070509-0055919 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11568, page 301 Register's Office for Davidson County, Tennessee.

Plan of record in Instrument 20050706-0077601, corrected in Instrument No. 20050725-0086047, Instrument No. 20050725-0086048 and ratified in Instrument No. 20050923-0114416; also Instrument No. 20050125-0008851 corrected in Instrument No. 20050223-0019584; and Instrument No. 20070621-0074238 Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record.

This is improved property known as 762 Pippin Drive, 766 Pippin Drive, 768 Pippin Drive and 770 Pippin Drive, Antioch, TN 37013.

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**, its successors and assigns forever, and it does covenant with the said **GRANTEE** that it is 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 it does further covenant and bind itself and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, its successors and assigns, against the lawful claims of all persons claiming by or through **GRANTOR**, but none other. 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 hand this 22nd day of MARCH, 2010.

Community South Bank

By: Rick Inman
Its: President

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Inman , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the President of Community South Bank, the bargainor, and who, being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2010.

Notary Public

My Commission Expires 10/28/2012

PORTIA BURGOYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN