PREPARED BY
TIM STOWELL
1619 VILLA PL
NASHVILLE, TN 37212

Warranty Deed

Timothy Stowell, an individual with an address of 1619 Villa Place, Nashville, TN 37212 U.S.A., in consideration of $10.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, convey and warrant to H&C Family, LP, a limited partnership with an address of 1619 Villa Place, Nashville, TN 37212 U.S.A., ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

SEND TAX BILLS TO

Property Address: 1619 Villa Place
Nashville, TN
37212 U.S.A.

Legal Description: Parcel Tax ID 104-08-0-369.00

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

Grantor, for Grantor and Grantor's heirs and successors, covenants with Grantee and Grantee's heirs, successors and assigns, that:

1. Grantor is lawfully seized in fee simple of the above property, and has good right to convey the same;
2. The above property is free from all encumbrances, except as set forth above.
3. Grantee shall quietly enjoy the above property; and
4. Grantor will forever warrant and defend the title to the above property against the lawful claims and demands of all persons.

BILL GARRETT, Davidson County
Trans:T20100030851 DEEDWARR
Recvd: 05/21/10 15:41 2 pgs
Fees:12.00 Taxes:0.00
20100521-0039475

The interest being released by the Grantor, if any, was acquired by: Gift

1619 Villa Place, Nashville, TN 37212 U.S.A.,

IN WITNESS WHEREOF, this Warranty Deed is executed under seal on May 21, 2010.
Signed, sealed and delivered in the presence of:

GRANTOR

Timothy Stowell

WITNESS

Jill Tingley

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF May 20 10

Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

In Nashville, TN, on the 21st day of May, 2010, before me, a Notary Public in and for the above state and county, personally appeared Timothy Stowell, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he executed said instrument for the purposes therein contained as his free and voluntary act and deed.

Tamara C. Respess
NOTARY PUBLIC

My Commission Expires: 24 July 2010

TAMARA C. RESPESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010

Davidson County DEEDWARR
Recvd: 08/31/05 15:12 2 pgs
Fees:13.00 Taxes:830.90
20050831-0104589

40-A

SOT TY

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Timothy Stowell
1619 Villa Place
Nashville, TN 37212

SEND TAX BILL:

New Owner

MORTGAGEE:
N/A

MAP AND PARCEL:
Map 104-8
Parcel 369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Virginia A. Parker**, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Timothy Stowell**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County Tennessee, being part of Lot No. 53 on the O. B. Hayes Plan of large Lots called "Rokeby" of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Villa Place, formerly Villa Street, at a point 60 feet northerly from the south line of said lot; thence with the westerly margin of Villa Place, northerly 55 feet; thence westerly parallel with the south line of said lot, 150 feet more or less, to the easterly margin of a proposed alley; thence with the easterly margin of said proposed alley, southerly 55 feet; thence easterly 150 feet, more or less, to the beginning.

Being the same property conveyed to Virginia A. Parker by deed form Catherine H. Snider of record in Book 9108, page 932, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Legal

This is improved property known as 1619 Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.