Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Twylla S Peebles 2901 Summercrest Trail Antioch, TN 37013	BAC Home Loans Servicing P.O. Box 15222 Wilmington, DE. 19886-5222	164-10-0-A-391.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$175,650.00**

Twylla S. Peebles
Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2010.

Notary Public

My Commission Expires: 7-20-2014
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100033795 DEEDWARRSP
Recvd: 06/03/10 14:24 3 pgs
Fees:18.00 Taxes:649.91
20100603-0043100

COUNTY OF PERRY
DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **TMI Properties a.k.a. TMI Properties, LLC., a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Twylla S. Peebles, an unmarried woman, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 436 as shown on the Plan of Summerfield Village Nine, of record in 20060718-0086560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a part of the same property conveyed to Capital Homes, Inc., a Tennessee corporation, by Warranty Deed from Summerfield Development, LLC, recorded September 18, 2006, of record in Instrument No. 20060918-0115561, and being further to TMI Properties, by Successor Trustee's Deed from Joseph R. Prochaska, Successor Trustee, dated December 29, 2009, of record in Instrument No. 20091231-0118934, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2901 Summercrest Trail, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **2nd** day of **June, 2010.**

TMI Properties, LLC.

By: **Mark Ervin**
It's: **Member**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mark Ervin** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Member** of **TMI Properties, LLC.,** the within named bargainor, a limited liability company, and that such **Mark Ervin**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Member.**

Witness my hand and Seal at office on the **2nd** day of **June, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of Summerfield Subdivision, Village Nine, as recorded in Instrument No. 20060718-0086560, Register's Office for Davidson County, Tennessee.

4. Charter for the Summerfield Homeowners Association of record in Book 11648, page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement of record in Instrument No. 1991216-0303934 and Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20050329-0033458, Register's Office for Davidson County, Tennessee.

7. Easement to Bellsouth of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions recorded in Book 10774, page 945, and amended in Book 11588, page 484, Book 11669, page 376, Instrument No. 20010308-0089079, Instrument No. 20060724-0089080, Instrument No. 20060724-0089081 and Instrument No. 20060921-0117120, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Book 11648, page 662 and amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.