File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20110032799 DEEDWARR
Recvd: 06/02/11 11:07 2 pgs
Fees:13.00 Taxes:2479.00
20110602-0042145

W & I Ref(DM) Title No: 50850
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Milton S. McGee III Jennifer McGee 1751 Hillmont Drive Nashville, Tennessee 37215	Citizens National Bank 201 W. Main Street Henderson, Texas 75652

TAX MAP-PARCEL NUMBERS: 17150M00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hybrid Builders, LLC, a Tennessee limited liability company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Milton S. McGee III and spouse, Jennifer McGee** 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:**

Land in Davidson County, Tennessee, being Unit B of Hillmont Court Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and shown as Exhibit "B" in a Declaration of Covenants, Conditions and Restrictions for Hillmont Court Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100614-0046149, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Hybrid Builders, LLC, a Tennessee limited liability company by warranty deed from Stephen T. Church a/k/a Steve Church, Co-Trustee of the B2J Revocable Trust, dated July 8, 2010 and recorded on July 8, 2010 of record in Doc. No. 20100708-0053534, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; All Matters shown on the plan of record in Doc. No. 20100602-0042300, the plan of record shown on Exhibit "B: to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20100708-0053535, said Register's Office, shows an owner's certificate, a minimum setback line and easements to which Plan reference is hereby made for a more complete description. Subject to oil, gas, and mineral rights conveyed in warranty deed of record in Doc. No. 20100519-0038460. Easement for sanitary sewers and/or storm drainage of record in Book 3984, page 810, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20100614-0046149 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1751 Hillmont Drive, Nashville, Tennessee 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 27th day of May, 2011.

Hybrid Builders, LLC, a Tennessee limited liability company

By: William Yancy Lovelace
Title: Member

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared William Yancy Lovelace with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Member (or other officer authorized to execute this instrument) of **Hybrid Builders, LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 27th day of May, 2011.

Notary Public

My Commission Expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $670,000.00

Affiant

Sworn and subscribed before me this the 27th day of May, 2011.

Notary Public

My Commission Expires: 9/8/2013

DEBORAH N. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.