WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110058441 DEEDWARR
Recvd: 09/20/11 14:56 2 pgs
Fees: 13.00 Taxes: 10360.00

20110920-0072892

R-AK-11-5028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 2011.

Notary Public

MY COMMISSION EXPIRES: 5/17/14
(AFFIX SEAL)

BRENDA R BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer S. Dunlap, Trustee	Jennifer S. Dunlap, Trustee	
(NAME)	(NAME)	
7101 Executive Center Drive, #151	7101 Executive Center Drive, #151	146-10-57.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TENNESSEE BUILDERS MANAGEMENT SERVICES, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JENNIFER S. DUNLAP, TRUSTEE, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee, her/its successors, heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, PLAN OF RAGLAND ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 104, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TENNESSEE BUILDERS MANAGEMENT SERVICES, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM RODNEY M. SCOTT, SUBSTITUTE TRUSTEE, RECORDED ON THE 17TH DAY OF JULY, 2009 IN INSTRUMENT NO. 20090717-0067395, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: 1) TAXES FOR THE YEAR 2011 HAVE BEEN PRORATED AND PAYMENT THEREOF IS ASSUMED BY GRANTEE; 2) EASEMENTS, RESTRICTIVE COVENANTS AND SETBACK LINES RECORDED IN PLAT BOOK 2663, PAGE 104; 3) EASEMENT RECORDED IN BOOK 7690, PAGE 256; 4) RESTRICTIVE COVENANTS RECORDED IN BOOK 2860, PAGE 280, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as 5028 Franklin Pike Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/her successors, heirs and assigns forever; and I/we do covenant with the said GRANTEE that we are 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 we do further covenant and bind ourselves, our successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its/her 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.

Witness my hand this 13th day of September 2011.

Tennessee Builders Management Services, LLC

BY: _____
Joseph M. Swanson, Jr., Chief Managing Member

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 13th day of September 2011, before me personally appeared Joseph M. Swanson, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Managing Member of Tennessee Builders Management Services, LLC, the within named bargainor, a limited liability company, and that he as such Chief Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of September 2011.

Brenda R Bruce
Notary Public

My Commission Expires: 5/17/14

BRENDA R. BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212