BILL GARRETT, Davidson County
Trans:T20110059637 DEEDWARR
Recvd: 09/26/11 14:15 2 pgs
Fees:13.00 Taxes:521.33
20110926-0074349

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Nola Star Stiles
5172 Preserve Blvd
Antioch, TN 37013

SEND TAX BILL TO:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

TAX ID 175-6A-147CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **One Tenn, Ltd.,** has this day bargained and sold, and does hereby transfer and convey unto **Nola Star Stiles, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Final Plat, Phase One, Section Two, The Preserve at Old Hickory "Cluster Lot Subdivision" of record in Instrument No. 20061031-0135248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to One Tenn, Ltd. by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument Number 20110406-0026505, in the Register's Office for Davidson County, Tennessee, dated April 5, 2011.

This is improved property known as: **5172 Preserve Blvd, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20061031-0135248, and restrictions in Instrument No. 20060824-0104548 and Instrument No. 20061208-0152023, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of September, 2011

Member

Taylor H. Reily, Member
By TM Capital, LLC, its General Partner
by Taylor H. Reily, Member of TM Capital, LLC

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Taylor H. Reily, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of TM Capital, LLC, which is the General Partner of One Tenn, Ltd., the within named bargainor, a Texas Limited Partnership, and that he, as such Member of TM Capital, LLC, which is the General Partner of One Tenn, Ltd., executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Partnership by the said TM Capital, LLC as such General Partner of One Tenn, Ltd.

Witness my hand and official seal this 21st day of September, 2011.

GREGG W. CLAYTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires:

JAN 04 2014

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $140,900.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of September, 2011.

Hillary Torrence
NOTARY PUBLIC

My Commission Expires: 12-10-12

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return To: Bell & Alexander Title Services, Inc.
8110 Isabella Lane Suite 200
Brentwood, TN 37027