 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $137,500.00 Affiant Subscribed and sworn to before me, this 14th day of October, 2011. Notary Public My commission expires: March 18, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110064484 DEEDWARR
Recvd: 10/14/11 16:00 2 pgs
Fees:13.00 Taxes:508.75
20111014-0080229

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Bennie	**New Owner**	**Map 173, Group 11-0-A, Parcel 012.00CO**
2044 Stanford Village Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

One Tenn, Ltd., a Texas limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Bennie, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the map entitled Section One, Stanford Village, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to One Tenn, Ltd., by Cash Deed for Tennessee, from The Secretary of Housing and Urban Development, of record in Instrument No. 20110624-0048506, Dated June 23, 2011, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000203-0011283, Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20000217-0016310, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9466, page 794 and Book 11517, page 992, Register's Office for DAVIDSON County, Tennessee.
Agreement for flood plains of record in Book 11493, page 254, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement for Sewers of record in Book 11263, page 503, Register's Office for DAVIDSON County, Tennessee.
Gulf Interstate Transmission Company Easements of record in Book 2590, page 545, Register's Office for DAVIDSON County, Tennessee.

Colonial Gulf Transmission Company Easements of record in Book 4218, page 425 and Book 4229, page 43, Register's Office for DAVIDSON County, Tennessee.
Right of Way to Davidson County of record in Book 2739, page 637 and Book 2590, page 545, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20000217-0016311, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessments contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2044 Stanford Village Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 14th day of October, 2011.

One Tenn, Ltd.

By: Taylor Reily, manager and operating member of TM Capital, LLC,
General Partner of One Tenn, Ltd.

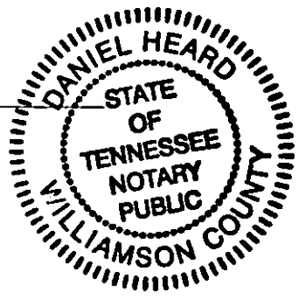
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Taylor Reily, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be manager and operating member of TM Capital, LLC, a Texas limited liability company and general partner of One Tenn, Ltd., a Texas limited partnership, and that for and on behalf of said limited liability company as general partner of said limited partnership, and as the act and deed of said limited liability company as general partner of said limited partnership, and as the act and deed of said limited partnership, he executed the foregoing instrument, after first having been authorized by said limited liability company and said limited partnership to do so.

Witness my hand, at office, this 14th day of October, 2011.

My Commission Expires: 9/18/2012

Notary Public



File #: **110597DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027