SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, Tennessee (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
HHT Investors, LLC 421 East Iris Drive Suite 300 Nashville TN 37204	Same	Map 76-1-B Parcels 1.00CO - 32.00CO (Unit Nos. 1 – 29 and Unit Nos. 31 & 32)

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $837,500.00.

Affiant

Sworn to and subscribed before me this 13th day of October, 2011.

My commission expires: 2-18-14

Notary Public

REBECCA L. CARR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **BancorpSouth Bank** (the "Grantor"), a Mississippi banking corporation, has this day bargained and sold and does hereby transfer and convey unto the said **HHT Investors, LLC** (the "Grantee"), a Tennessee limited liability company, its successors and assigns, certain real estate in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31 and 32 on the Plan of the Final Plat of Heritage Hills Townhomes, Phase I (Planned Unit Development), of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and further described by the Master Deed of Heritage Hills Townhomes of recorded in Instrument No. 20070821-0100155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record in Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

BILL GARRETT, Davidson County
Trans:T20110064793 DEEDWARRSP
Recvd: 10/17/11 13:40 4 pgs
Fees:23.00 Taxes:3098.75
20111017-0080625

Being the same property conveyed to BancorpSouth bank, a Mississippi banking corporation, by deed from Jerry P. Spore, Trustee, of record in Instrument No. 20101103-0088071, Register's Office for Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 13th day of October 2011.

GRANTOR: BANCORPSOUTH BANK, a Mississippi banking corporation

By: _____
William F. Waldkirch, III, Sr. Vice President

By: _____
Alexander M. Hartz, Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named **William F. Waldkirch, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, acknowledged himself to be a Senior Vice President of BancorpSouth Bank, the bargainor, made oath that, being authorized to do so, he executed the foregoing Appointment of Substitute Trustee, for the purpose therein contained by signing his name as Senior Vice President of BancorpSouth Bank.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of October 2011.

2-18-14
My Commission Expires

Notary Public

REBECCA L. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named **Alexander M. Hartz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, acknowledged himself to be a Vice President of BancorpSouth Bank, the bargainor, made oath that, being authorized to do so, he executed the foregoing Appointment of Substitute Trustee, for the purpose therein contained by signing his name as Vice President of BancorpSouth Bank.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of October 2011.

2-18-14
My Commission Expires

Notary Public

REBECCA L. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A TO SPECIAL WARRANTY DEED

1. Taxes for the year 2011 and subsequent years, a lien not yet due and payable. Payment thereof expressly assumed by the Grantee.
2. The Plan of record in Instrument No. 20070807-0093892, Instrument No. 20070821-0100155, as amended and superseded in Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, as amended and is subject to the provisions of and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, lens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Heritage Hills Townhomes, Phase 1, of record in Instrument No. 20070821-0100155, Register's Office for said County, and By-laws appended thereto.
4. Declaration of Covenants, Conditions, and Restrictions for Heritage Hills including but not limited to easements, assessments, special assessments charges and liens, contained in an instrument of record in Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee.
5. Declaration of Easements of record in Instrument No. 20061227-0159081,Register's Office for Davidson County, Tennessee and Book 1223, page 1531, Register's Office for Wilson County, Tennessee.
6. Storm Water Detention Agreement of record in Instrument No. 20060503-0050829, said Register's Office.
7. Subject to rights of Eatherly Family Holding Company Partnership as to .24 acre tract of land memorialized in that Option Agreement dated August 13, 2004, by and between Eatherly Family Holding Company Partnership, a Tennessee general partnership and Heritage Hills Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20040813-0098478, said Register's Office, as amended by Amendment to Option Agreement and Consent to Conveyance of record in Instrument No. 20041102-0132113, Register's Office for Davidson County, Tennessee.
8. Subject to lien for special assessments as contained in the restrictions.
9. Subject to rights of others in and to the common areas and/or elements.
10. Charter of Heritage Hills Townhome Owners Association of record in Instrument No. 20070821-0100112, said Register's Office.