WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075619 DEEDWARR
Recvd: 12/01/11 09:25 2 pgs
Fees:13.00 Taxes:1842.60
20111201-0093423

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $498,000.00.

Affiant

Subscribed and sworn to before me this 16 day of November, 2011.

Notary Public
My Commission expires: May 5, 2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mary Hilliard Harrington	New Owner	Part of 118-05-0-134.00
931 Clayton Avenue #B		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TBC I, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary Hilliard** Harrington **and husband, Ryan F. Harrington**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 929B of Parkview Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Parkview Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20110614-0045596, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Parkview Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110614-0045596, and ByLaws appended thereto as Exhibit "C" , said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for more complete identification and description of said Unit.

Being part of the same property conveyed to TBC I, LLC, a Tennessee limited liability company, by deed from Michael A. Degregory and wife, Colleen E. Degregory, on June 1, 2011, of record in Instrument Number 20110603-0042384, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20110614-0045596, Register's Office Davidson County, Tennessee.
- Subject Declaration of Private Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20110614-0045596, Register's Office for Davidson County, Tennessee.

This is improved property known as: **931 Clayton Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 16, 2011.

TBC I, LLC, a Tennessee limited liability company

BY: Alan D. Woldt
Alan D. Woldt, Managing Member

STATE OF TN

COUNTY OF Davidson

On this 16th day of November, 2011, before me, appeared **Alan D. Woldt,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Managing Member** of **TBC I, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Alan D. Woldt** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY