WARRANTY DEED

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$446,510.00.**

Sherri Coates
Affiant

Subscribed and sworn to before me this 5th day of January, 20 12

J. M. Corriveau
Notary Public
My Commission expires: My Commission Expires MAR. 4, 2013
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Sherri Coates	Suntrust Mortgage	Part of 118-05-0-134.00
929 Clayton Avenue	901 Semmes Ave.	
Nashville, TN 37204	Richmond, VA 23224	

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 **Sherri Coates, a single woman**, 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 929A 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: **929 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.

BILL GARRETT, Davidson County
Trans:T20120002054 DEEDWARR
Recvd: 01/09/12 15:10 2 pgs
Fees:13.00 Taxes:1652.09
20120109-0002404

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 January 5, 2012.

TBC I, LLC, a Tennessee limited liability company

By Ryan Talbert, Authorized Agent

STATE OF Tn

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Talbert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **TBC I, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

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