RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120004472 DEEDWARR
Recvd: 01/19/12 11:32 3 pgs
Fees:18.00 Taxes:636.40
20120119-0005305

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Brian E. Molnar
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2012.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Knott and Quinton B. Pyle 816 Lischey Ave. Nashville, TN 37207	SWBC Mortgage Corporation 9311 San Pedro Ave.,Ste.100 San Antonio, TX 78216	082-07-0-122.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BRIAN E. MOLNAR, JOINED BY HIS WIFE COLLEEN L. MOLNAR AND TENNESSEE REGIONAL HOLDING, LLC**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW R. KNOTT, UNMARRIED AND QUINTON B. PYLE, UNMARRIED, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being an unnumbered lot (called in deeds Lot "A" or 16) on the plan of Humphrey Pierce's Addition to East Nashville, as of record in Book 161, page 20, Register's Office for said County, also the easterly part of a triangular strip shown on the plan of East Nashville Real Estate Company's Property, as of record in Book 57, page 11, said Register's Office, described together as follows:

Beginning at the northwest corner of North Fourth Street or Lischey Avenue and Arrington Street; thence with the westerly margin of North Fourth Street northwardly 72 feet 10 inches more or less to the southeast corner of the property conveyed to John Pierce by deed from George H. Pierce and wife, of record in Book 486, page 79, said Register's Office; thence with said Pierce's southwardly line westwardly 155 feet more or less to the easterly margin of an alley; thence with said alley southwardly 72 feet more or less to the northerly margin of Arrington Street; thence with said street eastwardly 155 feet more to less to the beginning.

Being the same property conveyed to Brian E. Molnar and Tennessee Regional Holding Company, LLC, by Warranty Deed from FirstBank, dated 7/7/2011, recorded 7/22/2011, of record in Instrument No. 20110722-0056425, in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit in Instrument No. 20111102-0085309 changes grantees name to "Brian E. Molnar and Tennessee Regional Holding, LLC."

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 816 Lischey Ave., Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees..

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 18th day of January, 2012.

Brian E Molnar
BRIAN E. MOLNAR

Colleen L. Molnar
COLLEEN L. MOLNAR

TENNESSEE REGIONAL HOLDING, LLC

BY: member
JUSTIN HICKS, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Brian E. Molnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of January, 2012.



Leslie Garside
Notary Public

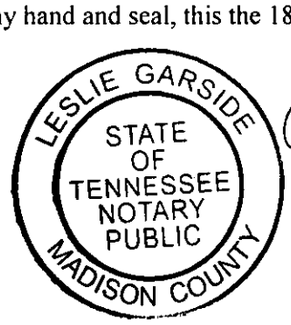
Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Colleen L. Molnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of January, 2012.



Leslie Garside
Notary Public

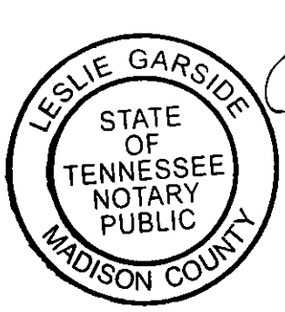
Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of January, 2012, before me, appeared Justin Hicks, 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 a member of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said officer acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 18th day of January, 2012.



Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014