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

BILL GARRETT, Davidson County
Trans:T20120040869 DEEDWARR
Recvd: 06/04/12 13:18 2 pgs
Fees:13.00 Taxes:1032.30
20120604-0048409

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Emily Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012.

Tracey Perry
NOTARY PUBLIC

My commission expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

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 |
|---|---|---|
| Nancy H. Ligon<br>1116 Cahal Avenue<br>Nashville, TN 37206 | New Owner | 072140036.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Nine Thousand and 00/100 Dollars ($279,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **T SQUARE HOLDINGS, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **NANCY H. LIGON**, hereinafter called the Grantee, her 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 Lot No. 12, Map of N.J. Gibson's Subdivision of Lot No. 2 of the Cahal Plan as of record in Plat Book 161, page 165, Register's Office for Davdison County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to T Square Holdings, LLC, a Tennessee Limited Liability Company, by QUITCLAIM Deed from Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, dated 11/15/2011, recorded 11/18/2011, of record in Instrument No. 20111116-0089659, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1116 Cahal Avenue, Nashville, TN 37206.

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.

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

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has 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 Grantee.

The undersigned further covenant and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25 day of May, 2012.

T Square Holdings, LLC

By: _____
Justin Hicks, Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 25 day of May, 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 T Square Holdings, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said T Square Holdings, LLC, and said member acknowledged said instrument to be the free act of deed of said T Square Holdings, LLC.

WITNESS my hand and seal, this the 25 day of May, 2012.

_____
Notary Public

David P. Webber
Printed Notary Name

My commission expires: 9/29/14

