File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120056429 DEEDWARR
Recvd: 08/01/12 08:47 2 pgs
Fees:13.00 Taxes:2534.50
20120801-0067708

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $685,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2012.

Notary Public
My Commission expires: (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:
Jonathan Muhtar	SAME	Part of 11705014700
3501 Scarsdale Rd.		
Nashville, TN 37215		

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 **Jonathan Muhtar and Camille Muhtar, husband and wife**, 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 Lots 15 and 16, of Block D, on the Plan of Revised Plan of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Nebraska Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Alford Foster, Jr. Successor Trustee of the John Clegg Gaines Revocable Living Trust u/a/d February 18, 1999, dated October 28, 2011, of record in Instrument Number 20111101-0084809, Register's Office for Davidson County, Tennessee. Further conveyed to TBC I LLC, a Tennessee limited liability company, by Quitclaim Deed from Nebraska Holdings, LLC, a Tennessee limited liability company, dated 12/26/11 of record in Instrument Number 20111229-0101665, 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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 843, page 102, Register's Office Davidson County, Tennessee.

This is improved property known as: **3501 Scarsdale Road, Nashville, TN 37215**

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 July 30, 2012.

TBC I, LLC,
a Tennessee limited liability company

BY: _____
AGENT

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ryan Talbot, 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