Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $94,900.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2012.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans: T20120056867 DEEDWARR
Recvd: 08/02/12 08:40 2 pgs
Fees: 13.00 Taxes: 351.13
20120802-0068219

WARRANTY DEED

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Address of New Owner:
Deryck L. Poe
2137 Mullen Circle
Nashville, TN 37217

Send Tax Bill to:
New Owner

Tax Information:
149-13.18

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HHBC INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DERYCK L. POE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Mullen Valley, Phase II, of record in Book 6250, page 477, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Highland Investments Properties, LLC by Deed of record in Instrument No. 20120302-0018507; Register's Office.

Being the same property conveyed to HHBC Investments, LLC from Highland Investment Properties, LLC, dated February 27, 2012 of record in Instrument No. 20120302-0018508, dated February 27, 2012; said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2137 Mullen Circle, Nashville, TN .

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 31st day of July, 2012.

HHBC Investments, LLC

By: Brian Hiatt, Member

STATE OF North Carolina

COUNTY OF Macon

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BRIAN HIATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMESELF to be the MEMBER of the within named bargainor, a LLC, and that HIMSELF, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said BRIAN HIATT as such MEMBER.

Witness my hand and official seal this 31 day of July, 2012.

My Commission Expires: 11-19-16

Notary Public