WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2012

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TBC I LLC	Same as New Owner	118 13 0 159.00
(NAME)	(NAME)	
6006 Stonewater Blvd		
(ADDRESS)	(ADDRESS)	MST File No. 2012-0439
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert E. Batey, as Trustee for Robert E. Batey and Carol H. Batey Caring Trust, dated March 12, 1996,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TBC I LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Lipscomb Heights, as of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vivian C. Batey, a widow by deed from Douglas M. Alsup and wife Martha Alsup of record in Book 4781,page 603, Register's Office for Davidson County, Tennessee, dated January 14, 1974. The said Vivian C. Batey having since died. And being the same property devised to Robert Elliott Batey by Will of Rufus Elliott Batey, deceased, as of record in Book 8605, page 484, Register's Office for Davidson County, Tennessee,and as of record in Will Book 178,page 277, in the Davidson County Probate Court Clerk's Office. The said Robert Elliott Batey having since Quitclaimed said property to Robert E. Batey and Carol H. Batey, Trustees of the Robert E. Batey and Carol H. Batey Caring Trust dated the 12th day of March 1996 by Quitclaim Deed of record in Book 10099, page 138, Register's Office for Davidson County, Tennessee, dated June 25th, 1996.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2012 a lien, not yet due and payable, All matters shown on the Plan of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee, Easement for Sanitary Sewers and/or Storm Drainage granted Metro Government in Book 4099, page 375, Register's Office for Davidson County, Tennessee, Restrictions of record in Book 2196, Page 106, in the Register's Office for Davidson County, Tennessee.

This property, known as 907 Albert Court, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Davidson County DEEDWARR
Recvd: 08/02/12 09:19 3 pgs
Fees:18.00 Taxes:999.00
20120802-0068285

Witness my/our hand(s) this 1ST DAY OF AUGUST, 2012.

Robert E. Batey and Carol H. Batey Caring Trust, dated March 12, 1996

By: Robert E. Batey, Trustee

Robert E. Batey, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert E. Batey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of the Robert E. Batey and Carol H. Batey Caring Trust, dated March 12, 1996, the within named bargainor, a trust, and that Robert E. Batey, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust himself as Trustee of said trust.

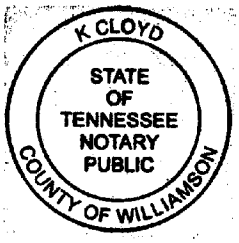
Witness my hand and official seal, this the 1st day of August 2012.

K Cloyd

Notary Public

My Commission Expires: 7-5-16

(SEAL)



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

