WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $546,000.00.

Affiant

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

Notary Public
My Commission expires: 01/07/2013
(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:
Jeffery L. Manus	SWBC Mortgage Corporation	118010100100CO
1102 Gilmore Avenue	9311 San Pedro, Suite 100	
Nashville, TN 37204	San Antonio, TX 78216	

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 **Jeffery L. Manus and William C. Mays JR**, 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 Unit No. A of the Plan of Gilmore Estates, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Gilmore Estates, of record in Instrument Number 20120118-0004976, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Nebraska Holdings, LLC, a Tennessee limited liability company, from William H. Smallman, by deed on November 23, 2011, of record in Instrument Number 20111128-0092228, Register's Office for Davidson County, Tennessee. Further conveyed to TBC I, LLC, a Tennessee limited liability company, from Nebraska Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed on March 4, 2012, of record in Instrument Number 20120328-0026298, 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 2013 and subsequent years, plus any penalties and interest which may accrue.
- Covenants, conditions, and restrictions as set forth in Master Deed recorded in Instrument Number 20120118-0004976, Register's Office for County, Tennessee.

This is improved property known as: **1102 Gilmore Avenue, Nashville, TN 37204**

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 October 30, 2012.

TBC I, LLC, a Tennessee limited liability company

By Ryan Talbert, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20120084296 DEEDWARR
Recvd: 11/05/12 11:59 2 pgs
Fees:13.00 Taxes:2020.20

20121105-0101662

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Talbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (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 authorized agent (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