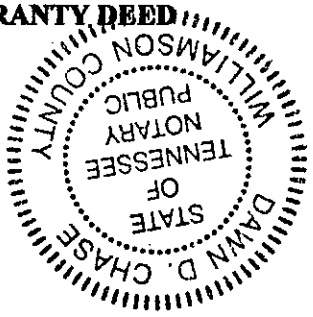
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $679,900.00.

Jordan Chase
Affiant

Subscribed and sworn to before me this 28th day of December 2012

Notary Public
My Commission expires: 3/18/14
(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:
Matthew A. Cost	PrimeLending, A PlainsCapital Co	118130L00100CO
901 Albert Court	1811 Preston Rd. #900	
Nashville, TN 37204	Dallas, TX 75252	

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, **Hilmont Builders, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew A. Cost and wife, Lauren E. Cost**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Private Element Unit No. A, on the Plan of The Plan of Albert Court, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Plan of Lawrence Commons, Townhouse Planned Unit Development of record in Instrument Number 20120309-0020690, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Plan of Albert Court, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20120309-0020690, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Hilmont Builders, LLC, from Jane M. Crawford, by Warranty Deed on December 20, 2011, of record in Instrument Number 20111227-0100832, 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 instrument recorded in Instrument Number 20120309-0020690, Register's Office for Davidson County, Tennessee.

This is improved property known as: **901 Albert Court, 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 December 21, 2012.

Hilmont Builders, LLC, a Tennessee limited liability company

BY: _____
Ryan Talbert, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20130000216 DEEDWARR
Recvd: 01/02/13 11:00 2 pgs
Fees:13.00 Taxes:2515.63

20130102-0000258

STATE OF ~~TENNESSEE~~ MINNESOTA RLE

COUNTY OF RAMSEY

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 **Hilmont Builders, 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.

_____ My Commission Expires: JAN 31, 2015
NOTARY PUBLIC

