WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009923 DEEDWARR
Recvd: 02/05/13 13:44 2 pgs
Fees:13.00 Taxes:2368.00
20130205-0011982

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$640,000.00.**

Jennifer Crowell
Affiant

Subscribed and sworn to before me this 30th day of January, 2013.

Notary Public
My Commission expires: 4/16/13
(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:
Michael Beckham	New Owner	131120L00100CO
1107 Batey Drive		
Nashville, TN 37204		

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, **Talbert Construction Advisors, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Beckham and Brenda Beckham**, 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, on the Plan of Batey Estates, a horizontal property regime as shown on Exhibit "B" of Batey Estates, as of record in Instrument Number 20110802-0059390, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Instrument Number 20110802-0059390, Register's Office for Davidson County, Tennessee. Also incorporated herein are the By-Laws of record in Instrument Number 20110802-0059390, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Talbert Construction Advisors, LLC, a Tennessee limited liability company from Nebraska Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed on September 27, 2011, of record in Instrument Number 20110929-0075532, 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 20110802-0059390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1107 Batey Drive, 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 January 30, 2013.

Talbert Construction Advisors, LLC, a Tennessee limited liability company

By Ryan Talbert, Authorized Agent

STATE OF TENNESSEE

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 **Talbert Construction Advisors, 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