RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132929

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038351 DEEDWARR
Recvd: 05/08/13 10:13 3 pgs
Fees:18.00 Taxes:1813.00
20130508-0046356

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Cari Tiesl
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

Dana Delworth
NOTARY PUBLIC

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura S. Forbes and Christoper Binkley 4304 Wyoming Ave. Nashville, TN 37209	Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	103040N00200-CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Thousand and 00/100 Dollars ($490,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE REGIONAL HOLDING LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS TO A (50.0%) UNDIVIDED INTEREST AND T SQUARE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS TO A (50.0%) UNDIVIDED**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **LAURA S. FORBES AND CHRISTOPER BINKLEY, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of Homes at Wyoming, a P.U.D. Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at Wyoming of record in Instrument No. 20120718-0063191, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Tennessee Regional Holding LLC, A Tennessee Limited Liability Company as to a (50.0%) undivided interest and T Square Holdings LLC A Tennessee Limited Liability Company as to a (50.0%) undivided as tenants in common, by Warranty Deed from Raymond E. Tarkington, Jr., a married man,

dated 6/14/2012, recorded 6/19/2012, of record in Instrument 20120619-0053688, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 4304 Wyoming Avenue, Nashville, TN 37209.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2013.

T SQUARE HOLDINGS, LLC

By: Jonathan McAdams, sole member

TENNESSEE REGIONAL HOLDING, LLC

By: Justin Hicks, member

By: Wade Barnes, member

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30 day of April, 2013, before me, appeared Justin Hicks and Wade Barnes, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said officer acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 30 day of April, 2013.

Notary Public

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30 day of April, 2013, before me, appeared Jonathan McAdams, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President/Sole Member of T Square Holdings, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said T Square Holdings, LLC, and said officer acknowledged said instrument to be the free act of deed of said T Square Holdings, LLC.

WITNESS my hand and seal, this the 30 day of April, 2013.

Notary Public

Printed Notary Name

My commission expires: 9/29/14

