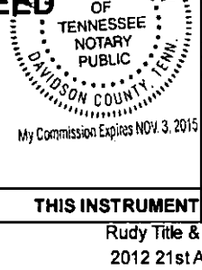
BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED



My Commission Expires NOV. 3, 2015

G-CF-13-410B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,500.00

x _____
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thibadeau	Webster Bank, N.A.	
410 B Chesterfield Avenue (ADDRESS)	609 West Johnson Ave. (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Cheshire, CT 06410-4502 (CITY) (STATE) (ZIP)	104100L00200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSH TILLMAN AND KELLY LEIGH TILLMAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES W. THIBADEAU AND JENNIFER THIBADEAU, HUSBAND AND WIFE AND PATRICK THIBADEAU AND KATHLEEN THIBADEAU, HUSBAND AND WIFE. AS TENANTS IN COMMON , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 2 AS SHOWN ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE MASTER DEED ESTABLISHING CHESTERFIELD TOWNHOMES OF RECORD AS INSTRUMENT NO. 20051005-0120167 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN AND MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOSH TILLMAN AND KELLY LEIGH TILLMAN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM K.W.I., INC., A TENNESSEE CORPORATION, RECORDED ON THE 9TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051209-0148149, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051005-0120167 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 410 B Chesterfield Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130045889 DEEDWARR
Recvd: 06/03/13 12:47 2 pgs
Fees:13.00 Taxes:2018.35

20130603-0055614

Witness my/our hand(s) this 31st day of May, 2013.

Josh Tillman

Kelly Leigh Tillman by Josh Tillman, attorney in fact

Kelly Leigh Tillman by Josh Tillman,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Tillman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOSH TILLMAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLY LEIGH TILLMAN and who acknowledged he executed the same as the free act and deed of the said KELLY LEIGH TILLMAN.

Witness my hand and official seal, this the 31st day of May, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903