BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2013

Tonya B Cherry
Notary Public

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires OCT 21/2013 COMMISSION EXPIRES: .

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Bombulie and Mark Bombulie, wife and husband	NEW OWNER	131 03 1F 001.00
(NAME) 1824B Shackleford Rd	(NAME)	
(ADDRESS) Nashville, TN	(ADDRESS)	MST 2013-0448
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Owasso Development LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Bombulie and Mark Bombulie, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No B of The Plan of Shackleford Place, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Shackleford Place, of record in Instrument No. 201209017-0084282 and as amended in Instrument No. 20130612-0059706, Register's Office of 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 "Horizontal Property Act" as the same is set out in Section 66-27-101 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 201209017-0084282 and 20130612-0059706, Register's Office for Davidson County, Tennessee. Also incorporated herein is the amended By-Laws of record in Instrument Number 201209017-0084282, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Owasso Development LLC, a Tennessee limited liability company, by Deed of Carolyn J. Hall, Trustee of the Hall Revocable Living Trust under agreement dated Sept 15, 1997, of record in Instrument No. 20120904-0079626, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 tax a lien but not yet due and payable. All matters appearing of record on the Plan of record in Plat Book 1130, page 30, said Register's Office and as appended in Instrument No. 20120917-0084282, said Register's Office. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Instrument #20120917-0084282. RODC. TN and any amendment thereto.

BILL GARRETT, Davidson County
Trans:T20130049788 DEEDWARR
Recvd: 06/13/13 11:21 2 pgs
Fees:13.00 Taxes:1709.40

20130613-0060433

This property, known as 1824B Shackleford Rd, Nashville, TN
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 11 DAY OF June, 2013

Owasso Development LLC

BY: _____

Mark A. Christopherson, Sole Member

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Christopherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of JUNE, 2013.

_____
Notary Public

My commission expires:
01/31/18

BRADLEY ALLEN FINKBEINER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/18

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: _____