RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

NOTARY PUBLIC

My commission expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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
Hilmont Builders, LLC 6A Raccoon Road North Oaks, MN 55127	Same as New Owner	11604003000

FOR AND IN CONSIDERATION of the sum of Five Hundred Ten Thousand and 00/100 Dollars ($510,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TREEMONT PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **HILMONT BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 of HOMES ON KENNER, as shown on plat of record in Instrument No. 20130613-0060377, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Treemont Properties II, LLC, by Warranty Deed from Winifred S. Holcomb, unmarried, dated 3/21/2013, recorded 3/26/2013, of record in Instrument No. 20130326-0029600, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 185 Kenner Avenue, Nashville, TN 37205.

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.

Davidson County DEEDWARR
Recvd: 06/18/13 14:26 3 pgs
Fees:18.00 Taxes:1887.00
20130618-0062295

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee 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 Grantee.

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 Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of June, 2013.

TREEMONT PROPERTIES II, LLC

By: James H. Pfeffer, Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 14 day of June, 2013, before me, appeared James H. Pfeffer, 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 a member of Treemont Properties II, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Treemont Properties II, LLC, and said officer acknowledged said instrument to be the free act of deed of said Treemont Properties II, LLC.

WITNESS my hand and seal, this the 14 day of June, 2013.

Notary Public

David Webber
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

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: 7-5-16

