THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Curtis Steel Co., LLC
6504 Hurst
Houston, TX 77008
SEND TAX BILLS TO:

SAME

BILL GARRETT, Davidson County
Trans:T20130054664 DEEDWARR
Recvd: 06/27/13 13:56 2 pgs
Fees:13.00 Taxes:592.00
20130627-0066260

WARRANTY DEED

(Map/Parcel 151-01-0A-1.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **RODNEY D. LEBECK, married**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **CURTIS STEEL CO., LLC, a Texas Limited Liability Company**, hereinafter referred to as "Grantee", its successors and/or assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 1, Chatham Pointe, according to plat and survey of same appearing of record in Plat Book 6900, pages 444-447, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Rodney D. Lebeck, a single man (now married), by Warranty Deed from Joseph Lutes and Jeremy Sawaya aka Jermey Sawaya, both unmarried, dated August 11, 2009, of record in Instrument No. 20090814-0076714, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 444-447; to restrictive covenants of record in book 7358, page 656, Book 7538, page 792, Book 7599, page 812 and Book 8667, page 381; By-Laws of record in Book 8679, page 446; HOA Charter in Book 7597, page 977; Deed conveying common area in Book 7683, page 718; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3701 Waterford Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and/or assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

JENNIFER LEBECK, wife, of RODNEY D. LEBECK, hereby joins in this conveyance and conveys any and all interest she may have in said property to the Grantee.

WITNESS OUR HANDS and signatures on this the 25th day of June, 2013.

RODNEY D. LEBECK

JENNIFER LEBECK

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney D. Lebeck and Jennifer Lebeck, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2013.

Notary Public

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: AUGUST 16, 2014

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of June, 2013.

Notary Public

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: AUGUST 16, 2014

File No. 20130262