This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2013.

Notary Public
My commission expires: 7/26/2015

BILL GARRETT, Davidson County
Trans: T20130058758 DEEDWARR
Recvd: 07/10/13 13:49 2 pgs
Fees: 13.00 Taxes: 425.50
20130710-0071369

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Dickerson 4951 Karen Ray Drive Antioch, TN 37013	JPMorgan Chase Bank, N.A. 1235 E. Big Beaver Troy, MI 48083	162-3-187

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HHBC INVESTMENTS LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN DICKERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Apache Hills, Section 4, as shown by plat of record in Plat Book 4460, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to HHBC Investments, LLC, Tennessee Limited Liability Company by Deed of record in Instrument No. 20130124-0008029; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4951 Karen Ray Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of June, 2013.

HHBC Investments LLC

Tyler Hiatt as member
By: Tyler Hiatt, Member

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Hiatt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HIMSELF, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said TYLER HIATT as such MEMBER.

Witness my hand and official seal this 28th day of JUNE,2013.

My Commission Expires: 3/18/14

Jennifer Crowell
Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY