WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/13 15:48 3 pgs
Fees:18.00 Taxes:2312.50
20130820-0087884

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2013-0857

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
Trenton Kelly Dabbs and Kristen Daniel Dabbs, husband and wife		118 13 0N 002.00
(NAME) 911 Albert Court	(NAME)	
(ADDRESS) Nashville, TN37204	(ADDRESS)	
(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, **TBC I LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trenton Kelly Dabbs and Kristen Daniel Dabbs, husband and wife,** 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 Albert Court Commons, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Albert Court Commons, of record in Instrument No. 20120822-0075393, 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 20120309-0020690, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20120309-0020690, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to TBC I LLC by deed from Robert E. Batey, as Trustee for the Robert E. Batey and Carol H. Batey Caring Trust dated the 12th day of March 1996 by Deed of record in Instrument No. 20120802-0068285, Register's Office for Davidson County, Tennessee.

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 shown on the Plan of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage granted Metro Government in Book 4099, page 375, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2196, Page 106, in the Register's Office for Davidson County, Tennessee. 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 20120309-0020690, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20120309-0020690, Register's Office for Davidson County, Tennessee.

This property, known as 911 Albert Court, Nashville, TN 37204
(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 14th DAY OF August, 2013.

TBC I LLC, a Tennessee limited liability company

By: Alan D. Woldt

Name: Alan Woldt

Title: Member

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alan Woldt** 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, and who further acknowledged that he is a **Member** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, **TBC I LLC, a Tennessee limited liability company.**

WITNESS my hand, at office, this 14TH day of AUGUST, 2013.

Robin J Rohe-Ellsworth

Notary Public

My Commission Expires: JAN 31, 2015

ROBIN J ROHE ELLSWORTH
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

True Copy Certification

I, Connie Taylor, 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 therewith 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, Robyn Dubray, a notary public for this county and state, Connie Taylor 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: 2/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067