# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075613 DEEDWARR
Recvd: 09/03/13 09:22 2 pgs
Fees:13.00 Taxes:2321.75

20130903-0092142

MST 2013-0794

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF August, 2013

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

NICELY, POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

**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 |
|---|---|---|
| Troy R. Wilkerson and Leslie M. Wilkerson, husband and wife | Owner | 118 13 0N 002.00 |
| (NAME) | (NAME) | |
| 909 Albert Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN37204 | | |
| (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 **Troy R. Wilkerson and Leslie M. Wilkerson, 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. A 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 909 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 28th DAY OF August, 2013.

TBC I LLC

BY: _____

Alan Woldt, Member (TBC I, LLC)

STATE OF MINNESOTA

COUNTY OF RAMSEY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TBC I LLC, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: JAN 31, 2015

(SEAL)

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