RECORDING INFORMATION
RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 FTEC File # 31423 (Davidson County File Box 9-B) BILL GARRETT, Davidson County Trans:T20130084184 DEEDWARR Recvd: 09/30/13 10:51 2 pgs Fees:13.00 Taxes:1387.50 20130930-0102256

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011216

MAP-PARCEL NO:172 150 C 001.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
SWBC Mortgage Corp. 9311 San Pedro Ave., #100 San Antonio, TX 78216	William R. O'Bryan III 4054 Bryce Road Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro Ave.,,#100 San Antonio, TX 78216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHERN ELITE CUSTOM HOMES, LLC**, a Tennessee Limited Liabilty Company, has bargained and sold and by these presents do transfer and convey unto **WILLIAM R. O'BRYAN III and wife, KATHERINE O'BRYAN**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots, 1, 2, 3 & 900 of Brentwood Knoll Phase 1, of record in Instrument No. 20110810-0061566, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Andre Jaeckle by special warranty deed dated August 27, 2010, from Community South Bank, of record in Instrument No. 20100830-0068277, Register's Office for Davidson County, Tennessee. And being further conveyed to Southern Elite Custom Homes, LLC a Tennessee limited liability company, by quitclaim deed dated September 6, 2013, from Andre Jaeckle, of record in Instrument No. 201309185-0098422, Register's Office for Davidson County, Tenesssee. See Quitclaim Deed of Correction of record in Instrument No. 20130930-0102255, Register's Office for Davidson County, Tennessee.

This is improved property known as 4054 Bryce Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2013 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Instrument No. 20110810-0061566, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.

4. Storm water detention agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this the 27th day of September, 2013.

SOUTHERN ELIETE CUSTOM HOMES, LLC

By: Terry Dale Davenport Jr.
TERRY DALE DAVENPORT, JR.,
Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **TERRY DALE DAVENPORT, JR.** and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of **SOUTHERN ELITE CUSTOM HOMES, LLC,** the within named bargainor, a limited liability company, and that he as such Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member, respectively.

WITNESS my hand and seal, at office, on this 27th day of September, 2013

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$375,000.00**.

Affiant

SWORN TO and subscribed before me on this 27th day of September, 2013.

My Commission Expires:

Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015