WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2013

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN
My Commission Expires May 5, 2015

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130104583 DEEDWARR
Recvd: 12/16/13 11:50 2 pgs
Fees:13.00 Taxes:721.50

20131216-0126781

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie E. Toth	Bank of America, N.A.	171-02-0-A
(NAME)	(NAME)	(MAP)
105 Villa View Court	4500 Amon Carter Blvd.	003.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Fort Worth, CA 76128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WGQ Properties LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carrie E. Toth, a single person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 3 of Phase I, Brentwood Villa, of record in Plat Book 6900, Page 4 as amended in Plat Book 6900 page 5, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Brentwood Villa Condominium of record in Book 6923, Page 943, Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page 574, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to WGQ Properties LLC, a Tennessee limited liability company, by Deed from Gerald Quick of record at Instrument No. 200801040001218, Register's Office for Davidson County, Tennessee, dated January 2, 2008 and recorded on January 4, 2008.

Being also known as 105 Villa View Court Brentwood, TN 37027.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 105 Villa View Court, Brentwood, Tennessee 37027

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 22nd day of November, 2013.

WGQ PROPERTIES, LLC

BY: W. Gerald Quick

W. Gerald Quick, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for said State and County, personally appeared W. Gerald Quick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of WGQ Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that W. Gerald Quick, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of WGQ Properties, LLC for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of November, 2013.

My commission expires: 12-6-16

NOTARY PUBLIC

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires