Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of June, 2014, by and between LaNese Campbell, unmarried, party of the first part, and TBC Development, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee being part of (erroneously omitted in prior deed) Lot No. 62 on the map of O. B. Hayes Plan of Lots of record in Book 21, Page 87, Register's Office for said County. Said part of Lot No. 62 fronts 50 feet on the westerly side of 14th Avenue South and runs back between parallel lines along the north line of Lot No. 63, 145 feet, more or less to an alley.

Being all or part of the same property conveyed to Lanese Campbell by virtue of that certain Quit Claim Deed dated May 31, 2014, at Instrument No. 20140604-0048451 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

LaNese Campbell

LaNese Campbell

BILL GARRETT, Davidson County
Trans:T20140047173 DEEDWARR
Recvd: 07/02/14 10:58 2 pgs
Fees:13.00 Taxes:1073.00
20140702-0058179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, LaNese Campbell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of June, 2014.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-17

Property Owner & Address: TBC Development, LLC

Tax Parcel No 10505020200

Property Address: 1719 14th Ave S
Nashville, TN 37212

MAIL TAX
BILLS TO: TBC Development, LLC
1784 W. Northfield Blvd, Ste #394
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $290,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brandie B. Turner
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of June, 2014.

Sheri L. Morgan
Notary Public

My Commission Expires: 1/24/17

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY