WARRANTY DEED

KW14-2627

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Codasta Thomas
Affiant

Subscribed and sworn to before me this 28th DAY OF July, 2014.

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-25-16

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TBC Development, LLC	TBC Development, LLC	
1784 W. Northfield Blvd, #294 (ADDRESS)	1784 W. Northfield Blvd, #294 (ADDRESS)	
Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	071-04-036.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RODGER D. HAMMERSLEY, JR.*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, JAMES M. BEACH, MANAGING MEMBER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*an unmarried person

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodger D. Hammersley, Jr., unmarried by Warranty Deed from Ohio Investments, LLC, of record in Instrument No. 20111117-0089868, Register's Office for Davidson County, Tennessee, dated November 15, 2011 and recorded on November 17, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, page 92 and 93; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2627 Woodyhill Drive, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 July, 2014.

Rodger D. Hammersley, Jr.

BILL GARRETT, Davidson County
Trans:T20140061661 DEEDWARR
Recvd: 08/20/14 13:45 2 pgs
Fees:13.00 Taxes:148.00
20140820-0075929

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of July, 2014, before me personally appeared Rodger D. Hammersley, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of July, 2014.

Notary Public

My Commission Expires: 10-11-15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959