**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,250.00.

Sandra Tomlin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2001.

Notary Public

My Commission Expires: 10/22/04

WILLIAMSON COUNTY TENN NOTARY PUBLIC AT LARGE

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/02/01 11:26 2pgs
Fees:11.00 Taxes:319.13
20010702-0069727

ADDRESS NEW OWNER(S) AS FOLLOWS:
K B R G of Nashville, LLC
1207 Roseneath Road
Richmond, VA 23230

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
164-10-0-A- 007.00 CO
164-10-0-A-024.00 CO
164-10-0-A-034.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Summerfield Development LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **K B R G of Nashville, LLC** hereinafter referred to as 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 Lot No. 7, 24, and 34 of Summerfield Village One of record in Instrument #200002110014170, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Summerfield Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Forrest Partnership, a Tennessee General Partnership of record in Book 11571, page 943, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument Number 200002110014170, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11588, Page 484, as amended in Book 11669, page 376, Instrument # 2001 03080021946, and Instrument #2001 050400 46260, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11648, page 662, and Instrument #2001 050400 46261, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 11648, page 660, and Instrument #2001 03260028531, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument 2000 011300 04777, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Instrument #2000 080900 79074, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Telephone of record in Instrument #2000 082400 83643, said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as Summerfield Lots 7, 24,34, Antioch, TN 37013.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 27th day of June, 2001.

**SUMMERFIELD DEVELOPMENT, LLC**

**By: John Harney**
Its: Chief Manager

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOHN HARNEY, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of the limited liability company and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by the said JOHN HARNEY, as such Chief Manager.

Witness my hand and official seal this 27th day of June, 2001.

Notary Public

10/22/01
My Commission Expires

03068-ST