# WARRANTY DEED

VERONICA E. VICTORY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th Day of September, 2001.

Veronica E. Victory
Notary Public

MY COMMISSION EXPIRES: 12-19-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/27/01 14:41 2pgs
Fees:13.00 Taxes:236.06

20010927-0104777

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., Suite 16 Murfreesboro, TN 37129

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| S & K Builders, Inc. | SAME | Part of Map 164-37 |
| (NAME) P.O. Box 844 | (NAME) | 2D2770 |
| (ADDRESS) Murfreesboro TN 37133 | (ADDRESS) | |
| (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 considerations, the receipt of which is hereby acknowledged, **Summerfield Development, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **S & K Builders, Inc.** herereinafter called the GRANTEE(S), its successors and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being all of Lot Nos. 224 and 225, VILLAGE TWO, SUMMERFIELD, according to the plat thereof, recorded in Instrument 20000929-0096421 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being part of the same property conveyed to Summerfield Development,LLC by Warranty Deed of record in Book 11571, page 943, Register's Office of Rutherford County, Tennessee.

Subject to Restrictive covenants in Book 11588, page 484 , Book 11665, page 376 and Instrument Nos. 20010308-0021946 and 20010504-0046260; By-Laws of record in Book 11648, page 662; easement in Book 1141, page 327 and at Instrument No. 20000913-0091248, 200009130091249, 200001130004777, 200008240083643, 200008040077639, 20000913-0091247 and 200010060099706; any and all matters as shwon on Plat of record at Instrument No. 20000929-0096421; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( x )
improved( ) property, known as Lots 224 and 225, Summerfield Nashville TN
(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), its successors and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 17th Day of September, 2001.

**Summerfield Development, LLC**

**BY:** John Harney

**John Harney, Chief Manager**

STATE OF TENNESSEE )
) ss:
COUNTY OF ~~DAVIDSON~~ Rutherford )

Before me, the undersigned of the state and county aforesaid, personally appeared John Harney, 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 Chief Manager of Summerfield Development, LLC, the within named bargainor, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this 17th day of September, 2001.

Terisia Mallard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/20/05

