Davidson County DEEDWARR
Recvd: 03/11/02 10:24 2pgs
Fees:13.00 Taxes:1292.44

20020311-0029974

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,308.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/06/05~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KBRG of Nashville, L.L.C.	KEYSTONE BUILDERS	Map: SEE ATTACHED
(NAME) Summerfield Village One - Lots 1,2,6,8,17,18,161,	(NAME) 1207 ROSENEATH ROAD RICHMOND, VA 23230	Parcel:
(ADDRESS) Antioch TN 37013	(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, L.L.C., hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto KBRG OF NASHVILLE, L.L.C., hereinafter called the GRANTEE(S), 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 Lots No. 1,2,6,8,17,18,161,157,158,159,160 and 168 of Village One Summerfield of record in Instrument #200002110014170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Summerfield Development, LLC, a Tennessee Limited Liability Company by ~~Instrument No.~~ XXXXXXXXXXXXXXXX Register's Office for Davidson County, Tennessee.
Book 11571, page 943,
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record at Instrument No. 199912160303934 and in Instrument No. 199912160303935, said Register's Office.

Easement of record in Book 1141, Page 327, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 11588, page 484, as amended in Book 11669, page 376, Instrument No. 20010308-0021946 and in Instrument No. 20010504-0046260, said Register's Office.

By-laws of record in Book 11648, page 662, as amended in Instrument No. 20010504-0046261, said Register's Office.

Homeowner's Association Charter of record in book 11648, page 660, as amended in Instrument No. 20010326-0028531, said Register's Office.

Subject to the rights of others in and to the common areas/elements.

Conveyance of Open Space to Homeowner's Association of record in Instrument No. 20010514-0049520, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Unimproved (x)
This is improved ( ) property, known as Summerfield Village One - Lots 1,2,6,8,17,18,161,, Antioch, TN 37013
(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 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 Grantor 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), 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 our hands this 26th day of February, 2002.

Summerfield, L.L.C.

BY: _____

John Harney

Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, 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/herself to be the Chief Manager of Summerfield, L.L.C., the within named bargainor, a limited liability company, and that he/she as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Chief Manager.

Witness my hand and official seal, this 26th day of February, 2002.

_____

Notary Public

JANICE L. BEATY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 2/20/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

MAP/PARCEL	LOT
164-10-A-1	#1
164-10-A-2	#2
164-10-A-6	#6
164-10-A-8	#8
164-10-A-17	#17
164-10-A-18	#18
164-10-A-44	#157
164-10-A-45	#158
164-10-A-46	#159
164-10-A-47	#160
164-10-A-48	#161
164-10-A-55	#168