PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of March, 2002, by and between T&T BUILDING CONTRACTORS, L.L.C., A TN LIMITED LIABILITY COMPANY, hereinafter called Grantor, and ADRIAN ROBERT COES, AN UNMARRIED MAN, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, T&T BUILDING CONTRACTORS, L.L.C., A TN LIMITED LIABILITY COMPANY, Grantor, does hereby bargain, sell, transfer and convey unto ADRIAN ROBERT COES, AN UNMARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2021 WILLIAMS VALLEY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds its successors and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor's duly authorized official on the day and year first above written.

T & T BUILDING CONTRACTORS, L.L.C.,
A TENNESSEE LIMITED LIABILITY CO.

THOMAS E. ROBERTS, JR., CHEIF MANAGER
Signature of Seller

Davidson County DEEDWARR
Recvd: 04/08/02 16:09 3pgs
Fees:18.00 Taxes:425.50

20020408-0043003

**CORPORATE**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, THOMAS E. ROBERTS, JR. AND with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be CHEIF MANAGER of T&T BUILDING CONTRACTORS, L.L.C., the within named bargainor, a _____ LIMITED LIABILITY COMPANY, and that he/she as such CHEIF MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the LIMITED LIABILITY COMPANY by himself/herself as CHEIF MANAGER.

Witness my hand, at office, in MADISON, DAVIDSON County, this **15th**, day of **March, 2002.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**ADRIAN ROBERT COES, AN UNMARRIED MAN**

**2021 WILLIAMS VALLEY DRIVE**
**MADISON, TN 37115**

Property Address:

**2021 WILLIAMS VALLEY DRIVE**
**MADISON, TN 37115**

Person Responsible for Taxes:
Transland Financial Services, INC.
2701 Maitland Center PKWY, STE
Maitland, FL 32751-7294

**Map & Parcel #: MAP 42-12-B, PARCEL 6**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$115,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **March, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot 6 on the Plan of First Revision of Williams Valley PUD, of record in Instrument No. 200102010009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to T&T BUILDING CONTRACTORS, L.L.C., A TN LIMITED LIABILITY COMPANY, by Deed from JEFFREY W. GEORGE, UNMARRIED, of record in INSTRUMENT NO. 20011217-0138753, Register' Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 42-12-B, PARCEL 6).

2. First revision of Williams Valley P.U.D. of record in Instrument No. 200102010009794, said Register's Office.

3. Charter for Willams Valley Homeowners Association, Incorporated, of record in Instrument no. 20010308-0022083, said Register's Office.

4. Declaration of Conditions, Covenants and Restrictions of Williams Valley Homeowners Association, of record in Instrument No. 20010308-0022084, Register's Office for DAVIDSON County, Tennessee.