Davidson County DEEDWARR
Recvd: 06/18/03 15:32 2pgs
Fees:13.00 Taxes:1079.36

20030618-0084365

(1)
Pg 320

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $291,720.00.

Jeremy H Cherry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF JUNE, 2003.

Stephanie M. Porter
NOTARY PUBLIC My Comm. Exp. 3/25/06

STEPHANIE G. PORTER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19504SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeremy H. Cherry Leslie R. Evans 6627 Christiansted Lane Nashville, TN 37211	SAME	172-10-B-091.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gallery Homes, LLC, a and Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Leslie R. Evans, an unmarried woman and Jeremy H. Cherry, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 91 on the Final Plat of Christiansted Valley, Phase 1, of record as Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised in Instrument No. 20010209-0013852 in the Register's Office for Davidson County, Tennessee, to which plats reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Gallery Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Fallon Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20030401-0042993 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plat of record as Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised by Instrument No.

20010209-0013852 in the Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record as Instrument No. 19991221-0305559 as amended by Instrument No. 20000728-0074515, in said Register's Office; and
4. Stormwater Detention Agreement of record in Book 11628, page 8, in said Register's Office; and
5. Charter of Christiansted Valley Homeowners' Association of record as Instrument Nos. 19991221-0305560 and 19991221-0305561 in said Register's Office; and
6. Plat revising Open Space of record as Instrument No. 2002090-40106659 in said Register's Office; and
7. Conveyance of Common Areas to Homeowners' Association of record as Instrument No. 20020916-0112445 in said Register's Office; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6627 Christiansted Lane, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 16th day of June, 2003.

Gallery Homes, LLC, a Tennessee Limited Liability Company:

By: _____

Richard W. Sebastian, Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Richard W. Sebastian, 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 Secretary of GALLERY HOMES, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Secretary.

Witness my hand and seal, this 16th day of June, 2003.

_____

Notary Public

My Commission Expires: 3/25/06

STEPHANIE PORTER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.