WARRANTY DEED

FILE BOX 19B

After recording RETURN TO:
Closing & Title Services, Inc.
538 Rivergate Parkway
Goodlettsville, TN 37072-2027

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,089.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of July, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Elizabeth Ann Nicholson	- Same -	128-16-0-B
(NAME) 204 Summit Oaks Place	(NAME)	039.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **French River Development Company, LLC A Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Ann Nicholson**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot. No. 39 on the Plan of Summit Oaks, Phase One, of record as Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to French River Development Co, LLC, by Deed from Greater Middle Tennessee Partnership , a Tennessee General Partnership, composed of Trianon Developments Ltd., a Delaware Corporation, and Oakland Investments Ltd., a Delaware Corporation of record in Instrument No. 20020220-0021827, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Summit Oaks, of record in Instrument No. 20020214-0019518 , Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/16/03 14:26 2pgs
Fees:13.00 Taxes:1088.13
20030716-0099735

BEING unimproved ☐
Improved ☑ property known as: 204 Summit Oaks Place, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, hand , this 11th day of July, 2003.

FRENCH RIVER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
HUNTER MCDONALD, III, CHIEF MANAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hunter McDonald, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of FRENCH RIVER DEVELOPMENT,LLC, A TENNESSEE LIMITED LIABILITY COMPANY, and is authorized to execute this instrument on behalf of FRENCH RIVER DEVELOPMENT, LLC as Chief Manager.

Witness my hand and seal, at office in Brentwood, Tennessee, this 11th day of July, 2003.

_____
Notary Public

My Commission Expires: 03/31/07

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.