WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/03 07:52 2pgs
Fees:13.00 Taxes:1147.94

20030828-0124744

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 19B
03-8-014-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,253.57.

James S. Malakelis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of August, 2003

Notary Public

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

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
JAMES S. MALAKELIS AND BETHANY B. MALAKELIS	SOUTHTRUST MORTGAGE CORPORATION	155-07-0-B
(NAME) 1725 Yellow Wood Court	(NAME) 210 Wildwood Parkway	51.00C0
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35209	
(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(s), 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(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES S. MALAKELIS AND BETHANY B. MALAKELIS HUSBAND AND WIFE,**, 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 Lot No. 24, on the Plan of First Revision Final Plat of the Poplar Creek Estates Subdivision Phase V, Section "B-2" (The Highlands of Allen Green) of record in Instrument No. 20030618-0084283, 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 the same property conveyed to FRENCH RIVER DEVELOPMENT COMPANY, L.L.C, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from POPULAR CREEK DEVELOPMENT COMPANY, of record in Instrument No. 20021115-0141694, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Popular Creek Estates(The Highlands of Allen Green), of record aforementioned, said Register's Office; 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.

BEING unimproved ☐
Improved ☒ property known as: 1725 Yellow Wood Court, 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, its hand, this 22nd day of August, 2003.

FRENCH RIVER DEVELOPMENT, 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 within and for the Sate and County aforesaid, personally appeared **HUNTER McDONALD, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon he oath acknowledged himself to be the CHIEF MANAGER of **FRENCH RIVER DEVELOPMENT, LLC**, the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of August, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN.