File #200420280

Davidson County DEEDWARR
Recvd: 07/01/04 08:36 2pgs
Fees:13.00 Taxes:240.50

20040701-0078166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corinthian Custom Homes, Inc.	New Owner	Map: 150-12-C-54 & 150-12-C-59
(NAME) P. O. Box 682504	(NAME)	Parcel:
(ADDRESS) Franklin, TN 37068	(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MT. VIEW, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CORINTHIAN CUSTOM HOMES, INC.,** hereinafter called the GRANTEE, its successors 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 all of Lot Nos. 6 and 11, on the Final Plat, Mt. View Subdivision, Section Two, as shown by plat appearing of record in Instrument No. 20010523-0053206, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a part of the same property conveyed to MT. VIEW, LLC by Warranty Deed dated September 18, 1998 of record in Book 11121, Page 164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 11272, Page 811, restated and amended in Instrument No. 20020108-0002714 and re-recorded in Instrument No. 20020122-008596; Charter of Homeowners Association in Instrument No. 20020108-0002713; Quitclaim Deed conveying open space in Instrument No. 20020129-0012295; Boundary Plat in Book 11190, Page 65; Rights of Adjoining Owners in Book 6013, Page 187, Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances of record in Instrument No. 20031124-0170255; all matters shown on plat of record in Instrument No. 20010523-0053206; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as 901 & 908, Hill Ridge Drive, 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, its successors and assigns forever; and Grantor covenants with the said GRANTEE 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 covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands this 29th day of June, 2004.

MT. VIEW, LLC

BY:

Saeed Sussan

Chief Manager

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Saeed Sussan, 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 Chief Manager of MT. VIEW, LLC, the within named bargainor, a limited liability company, and that he 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 as Chief Manager.

Witness my hand and official seal, this 29th day of June, 2004.

Notary Public

My Commission Expires: 

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064