WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/04 08:04 2pgs
Fees:13.00 Taxes:166.13

20040831-0104872

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: August 20, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Classic Homes BOS, LP	**OWNER**	**181-10-0-A-127.00 CO**
(NAME)	(NAME)	
256 Seaboard Lane, Suite H-103		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Autumn Oaks, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Classic Homes BOS, LP, HEREINAFTER CALLED THE GRANTEES, 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. 319 on the Plan of Autumn Oaks, Phase Three of record in Instrument No. 20031029-0159380, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Autumn Oaks, LLC by deed of record in Book 11387, Page 173, Register's Office for Davidson County, Tennessee.

Subject to One-Fourth acre reserved for graveyard with right of ingress and egress as set out in Book 261, Page 284, and in Book 6704, Page 397; Right of Way agreement and easement to Gulf Interstate Gas Company of record in Book 2245, Page 271, with a partial release thereof of record in Book 6968, Page 25; Right of Way agreement in favor of Columbia Gulf Transmission Company of record in Book 4240, Page 667, with a partial release thereof of record in Book 6968, Page 25; Contract of Easement and furnishing of water of record in Book 3376, Page 239; Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547; Subject to the flow of Mill Creek and to all roads, streets or highways, (Culbertson Road) embraced within the boundaries of subject property; Easements for sanitary sewers and/or storm drainage of record in Book 7515, Page 298, and Book 9343, Pages 196 & 199; Stormwater Detention Agreement of record in Book 7760, Page 970, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 7053 Oak Brook Terrace, Brentwood, TN 37027
(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 GRANTEES, their heirs 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 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 30th day of August, 2004.

Autumn Oaks, LLC

By: _____

Nicholas S. Psillas, Chief Manager

Attest: _____

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicholas S. Psillas, with who 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 Autumn Oaks, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of August, 2004.

Commission Expires: 8/20/07

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

_____ Notary Public