24-1-403

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
~~Suite 360~~
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/21/04 13:05 2pgs
Fees:13.00 Taxes:109.15

20040921-0113535

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **September, 2004** by and between **William H. Dorris and Robert B. Huffine** , herein after referred to as GRANTOR, and **StoneMark Homes, LLC** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 213 on the Final Plat of Phase Two, Canyon Ridge Subdivision, of record in Plat Book 9700, Page 805, as amended in Instrument 20031240170362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The above described property is subject to the following:

Restrictions contained in instrument of record in Instrument 20031002-0145846 and amended in Instrument 20031218-0180508, Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto William H. Dorris and Robert B. Huffine by Special Warranty Deed from Starwood Properties Five, Limited Partnership, a Tennessee limited partnership (also known as Starwood Properties Five, L.P) being recorded simultaneously herewith in Instrument Number 20040921-0113534 **, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Starwood Properties Five, L.P., a Tennessee limited partnership, by Warranty Deeds from A.G. Spanos Construction, Inc., dated November 3, 1993, filed for record November 5, 1993, of record in Book 9142, page 254 and Book 9142, Page 257, Register's Office for Davidson County, Tennessee.**

This is improved/unimproved property known as: Lot 213 Canyon Ridge Community, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William H. Dorris
Signature of Seller

Robert B. Huffine
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **William H. Dorris and Robert B. Huffine** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **September, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SHERRY GIBSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
StoneMark Homes, LLC
Lot 213 Canyon Ridge Community, Antioch, TN 37013

Send Tax Statements to:
SAME
,

Map and Parcel--P/O 149.00-48.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$29,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **September, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SHERRY GIBSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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