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

24-1-328

Davidson County DEEDWARR
Recvd: 10/07/04 13:47 2pgs
Fees:13.00 Taxes:934.99

20041007-0121335

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 **3rd** day of **September, 2004** by and between **StoneMark Homes, LLC** , herein after referred to as GRANTOR, and **Marquinta Renee Daniel and Michael A. Daniel** , 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 200311240170362, 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 StoneMark Homes, LLC by Warranty Deed from William H. Dorris and Robert B. Huffine being recorded simultaneously herewith of record in Instrument Number 20040921-0113535 **, Register's Office for Davidson County, Tennesse. Previously 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: 1248 Canyon Ridge Ct, 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.

Robert A. Yeatman
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Carrie E. Hughes, a Notary Public of said State and County aforesaid, personally appeared Robert A. Yeatman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of StoneMark Homes, LLC, the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in , this the **3rd** day of **September, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Marquinta Renee Daniel and Michael A. Daniel
1248 Canyon Ridge Court, Antioch, TN 37013

Send Tax Statements to:
Michael Daniel
905 Lenora Court,

Map and Parcel–149.07-0-B 043 CO

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 *[redacted] 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.

*$252,700.00

Ashley Anderson
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **September, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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