24-A-438

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

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

Davidson County DEEDWARR
Recvd: 11/30/04 08:11 3pgs
Fees:18.00 Taxes:982.35
20041130-0141770

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **November, 2004** by and between **William H. Dorris and Robert B. Huffine** , herein after referred to as GRANTOR, and **Eatherly Properties** , 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 Nos. 212, 214, 217, 218, 223, 224, 225, 226, and 227 on the Final Plat of Phase Two, Canyon Ridge Subdivision, of record in Plat Book 9700, Page 805, as amended in Instrument 20031124-0170362, 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:

1) All matters appearing on the plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, Page 805, as amended in Instrument 20031124-0170362, the Register's Office for said County.

2) Restrictions contained in instrument of record in Instrument 20031002-0145846 and amended in Instrument 20031218-0180508 and 2nd amendment of record in Instrument 200410080121636, Register's Office for said County.

3) Deed of conveyance to Metro Government Dept of Water & Sewer in Book 7097, Page 193.

4) Stormwater Detention Agreement in Instrument No. 20030115-006324.

5) Lot No. 212 of Canyon Ridge Subdivision, Phase Two, is located on 1245 Canyon Ridge Court.

6) Lot No. 214 of Canyon Ridge Subdivision, Phase Two, is located on 1244 Canyon Ridge Court.

7) Lot No. 217 of Canyon Ridge Subdivision, Phase Two, is located on 1232 Canyon Ridge Court.

8) Lot No. 218 of Canyon Ridge Subdivision, Phase Two, is located on 1228 Canyon Ridge Court.

9) Lot No. 223 of Canyon Ridge Subdivision, Phase Two, is located on 5196 Pebble Creek Drive.

10) Lot No. 224 of Canyon Ridge Subdivision, Phase Two, is located on 1304 Springmore Court.

11) Lot No. 225 of Canyon Ridge Subdivision, Phase Two, is located on 1308 Springmore Court.

12) Lot No. 226 of Canyon Ridge Subdivision, Phase Two, is located on 1312 Springmore Court.

13) Lot No. 227 of Canyon Ridge Subdivision, Phase Two, is located on 1316 Springmore Court.

14) All easements, restrictions and other matters of record in said register's office.

Being the same property conveyed to William H. Dorris and Robert B. Huffine by Special Warranty Deed from Starwood Properties Five, Limited Partnership, dated October 7, 2004, being recorded simultaneously herewith in Instrument Number 20041130-0141769, **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: Lots 212,214,217,218,223-227 Canyon R, 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, the undersigned Notary Public of the aforesaid County and State, **William H. Dorris**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **5th** day of **November, 2004.**

Carrie E Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert B. Huffine**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **5th** day of **November, 2004.**

Carrie E. Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

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

Name and Address of Property Owner:
Eatherly Properties
1700 Hayes Street, Suite 104, Nashville, TN 37203

Send Tax Statements to:
same
,

Map & Parcels: 149.07-b-42, 44, 47, 48, 53, 54, 55, 56 **& 149.07-B-057**

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 **$265,500.00** 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 **5th** day of **November, 2004.**

Carrie E Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

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

RETURN TO:

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