WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/05 11:14 2 pgs
Fees:13.00 Taxes:1252.08

20050105-0001808

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,399.71.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of December, 2004

Notary Public

My Commission Expires: 7/29/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Christopher C. Madish	American Home Mortgage	155-7B
(NAME)	(NAME)	
1733 Yellow Wood Court	P.O. Box 3050 Mail Stop D1-10	053.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia, MD 21045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher C. Madish, UNMARRIED**, hereinafter called the Grantee(s), 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. 26, FIRST DIVISION POPLAR CREEK ESTATES SUBDIVISION, A PLANNED UNIT DEVELOPMENT, PHASE V, SECTION B-2, as shown on the Plat of record in Instrument No. 20030618-0084283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by WARRANTY Deed from POPLAR CREEK DEVELOPMENT COMPANY, recorded on November 15, 2002, of record in Instrument No.20021115-0141694, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of POPLAR CREEK ESTATES, PHASE V, SECTION B-2, of record in Book 11356, Page 662, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not now, nor has it ever been the principal place of the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1733 Yellow Wood Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, its hands, this 30th day of December, 2004

FRENCH RIVER DEVELOPMENT COMPANY, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By:_____
HUNTER McDONALD, III, CHIEF MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **HUNTER McDONALD, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HIS oath acknowledged HIMSELF to be the CHIEF MANAGER of **FRENCH RIVER DEVELOPMENT, LLC,** the within named bargainor(s), a Tennessee LIMITED LIABILITY COMPANY, and that HE as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LIMITED LIABILITY COMPANY by HIMSELF as such officer.

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

My Commission Expires: 03/31/07

_____
Notary Public

