Davidson County DEEDWARR
Recvd: 01/13/05 09:08 2 pgs
Fees:13.00 Taxes:703.46

20050113-0004770

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $190,125.00.

Affiant

Subscribed and sworn to before me,
This 17th day December, 2004.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Eric Stevenson	SAME	174-11-0-A-197
2528 Kanlow Drive		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other goodand valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eric Stevenson, unmarried hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 218 on the Final Plat of Cane Ridge Farms, Phase Four, as shown of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by deed from Cane Ridge Farms, LLC of record in Instrument No. 20030903-0127807, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2005 and subsequent years.
2. All matters set forth in plat of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370 and Instrument No. 20040319-0031603; By-Laws of record in Instrument No. 20000905-0087103 and Charter of the Homeowners Association of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 4428, Page 565, Book 5078, Page 476, Book 4420, Page 36, Instrument No. 20010300-1072141 and Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee.

This is improved property known as 2528 Kanlow Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of December, 2004

The Craig Company, a Tennessee Corporation

By: _____
Corey Craig, Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Laura Shaun, a Notary Public of the State and County aforesaid, personally appeared the within named Corey Craig, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Vice President of The Craig Company, the bargainor, a Tennessee Corporation, and that he as such Vice President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 17th day of December, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.