Davidson County DEEDWARR
Recvd: 01/27/05 15:10 2 pgs
Fees:13.00 Taxes:1072.63
20050127-0010272

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of December, 2004.

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires 2/17/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott W. Caron
209 Newton Nook
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-13-0-A parcel 48.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mike Rikli and wife, Melinda D. Rikli** hereinafter referred to as Grantors, hereby transfers and conveys to **Scott W. Caron, an unmarried man** hereinafter referred to as Grantees, 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. 117 on the Plan of Williams Grove, Section 1, of record in Plat Book 9700, page 580, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mike Rikli and wife, Melinda Rikli by warranty deed from Troy B. Brown and wife, Deborah G. Brown of record in Instrument #20020201-0014612 , Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 9700, Page 580-582, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11167, Page 755, Book 11643, page 316, Instrument 1999 12060300190, Instrument # 20010512 0049490, Register's Office for Davidson County, Tennessee.

Charter of record in Book 10741, Page 678 and Instrument 2001 061800 64214, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 20010514 0049489, 2001122601 42132, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 209 Newton Nook, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs 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 my hand this 16th day of December, 2004.

Mike Rikli

Melinda D. Rikli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Rikli and wife, Melinda D. Rikli, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2004.

Notary Public

My Commission Expires: 10.12.08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES OCTOBER 12, 2008