BOX 10

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 15:01 3 pgs
Fees:18.00 Taxes:190.55

20050218-0018695

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN My Comm. Expires January 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| State Home Builders, LLC | SAME | Map 172-14-B |
| (NAME) | (NAME) | Parcel 59.00 |
| 1365 Holly Tree Gap Road | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DANCO PROPERTY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **STATE HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 59, on the plan of Winfield Park, Phase 2, Section 1, Revision 1, Cluster Lot Development as of record in Instrument No. 20010313-0024106, 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 part of the same property conveyed to Danco Property Investments, LLC, by Warranty Deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette (Marvin E. Jinnette and Marvin Edward Jinnette are one and the same person), dated May 15, 1998, of record in Book 10937, page 835, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Danco Property Investments, LLC, by Warranty Deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinette (Marvin E. Jinnette and Marvin Edward Jinnette are one and the same person), dated May 15, 1998, of record in Book 10937, page 839, in the Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Danco Property Investments, LLC by Quitclaim Deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette (Marvin E. Jinnette and Marvin Edward Jinnette are one and the same person), dated May 15, 1998, of record in Book 10937, page 843, said Register's Office. Also being part of the same property conveyed to Danco Property Investments, LLC by Warranty Deed from Paul C. Simpson, Jr., an undivided 48.33 percent interest in the property, and Lucien C. Simpson, an undivided 51.67 percentage interest in the property, dated February 25, 1999, of record in Book 11357, page 909, in the Register's Office for Davidson County, Tennessee. Austin Daniel, Chief Manager of Danco Property Investments, LLC has appointed Preston Black as Designated Agent, to convey this lot pursuant to Resolution included herewith as Exhibit A.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters as set forth on the Plan of record in Instrument No. 20010313-0024106, said Register's Office; (c) restrictive Covenants of record in Book 11113, page 691, said Register's Office; (d) Stormwater Detention Agreement of record in Book 11744, page 254, said Register's Office; (e) Easement in favor of BellSouth Communications, Inc., of record in Book 11628, page 204, said Register's Office; (f) Sanitary sewer easement agreement of record in Book 11124, page 852, said Register's Office; (g) Quitclaim Deed for Open Space Areas of record in Instrument No. 20020515-0059530, said Register's Office; (h) Quitclaim Deed for Open Space Areas of record in Instrument No. 20020515-0059529, said Register's Office; and (i) Ingress and egress easement of record in Book 5552, page 857, said Register's Office.

unimproved ☒

This is improved ☐ property, known as Lot 59 Winfield Park, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 22nd day of February, 2005.

Danco Property Investments, LLC

By: _____
Preston Black, Designated Agent

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Preston Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Designated Agent of Danco Property Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Designated Agent, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Designated Agent.

Witness my hand and official seat at the offices of Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee, this 16th day of February, 2005.

MY COMMISSION EXPIRES

NOTARY PUBLIC



EXHIBIT A

COPY

# Resolution of
# Danco Property Investments, L.L.C.

RESOLVED, that Austin Daniel, Chief Manger and/or Managing Member, hereby appoints Preston Black, as Designated Agent for Danco Property Investments, L.L.C., to act upon his behalf as Managing Member and is authorized on behalf of this limited liability company to engage in those transactions necessary to facilitate the closing of the real properties known as Lot # 59, Lot # 128, and Lots # 175 & 176 in Winfield Park, Davidson County, Nashville, Tennessee. That all agreements or writings executed in conformity with and all transactions effected pursuant to this resolution shall be valid against and binding upon this limited liability company.

THE undersigned Chief Manager/Managing Member of Danco Property Investments, L.L.C., certifies that the foregoing is true, full and correct and that the same is on this day in full force and effect, and has not been in any way changed, modified, or rescinded: and does further certify that the foregoing resolution is in accordance with and authorized by the Article of Organization of the limited liability company.

WITNESS my hand this the 4th day of February 2005.

By: _____
Austin Daniel, Managing Member