File No. 250301881

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 13:48 2 pgs
Fees:13.00 Taxes:1406.00

20050328-0032810

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: October 22, 2005

(AFFIX SEAL)

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Craig Company, Inc.	The Craig Company, Inc.	Part of 174--00-0-17.00
(NAME) The Craig Company, Inc., 7123 Crossroads Blvd., Ste. C	(NAME) The Craig Company, Inc., 7123 Crossroads Blvd., Ste. C	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cane Ridge Farms, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Craig Company, Inc.**, 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 all of Lot Nos. 273, 274, 287, 288, 289, 290, 354, 355, 360, and 361 on the Final Plat, Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a part of the same property conveyed to Cane Ridge Farms, LLC, a Tennessee limited liability company by Warranty Deed dated April 13, 1999 of record in Book 11431, Page 163, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370 and Instrument No. 20041102-0131848; Charter of Homeowners' Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105; Agreement for Dedication of easement for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476; Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36; Easement to United Telephone Company of record in Instrument No. 20020123-0009340; all matters shown on plat of record in Instrument No. 20050209-0015098, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 273, 274,287,288,289,290,354,355,360,361, Cane Ridge Farms, TN
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 24th day of March, 2005.

Cane Ridge Farms, LLC, a Tennessee limited liability company

By: _____

Steven Dotson, Chief Manager

State of Tennessee County of Rutherford

Before me the undersigned Notary Public of the state and county aforesaid, personally appeared Steven Dotson, 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 Chief Manager of Cane Ridge Farms, LLC, the within named bargainor, a Tennessee limited liability company and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 24th day of March, 2005.

Commission expires: 2-20-07

_____

Notary Public

LYNN F. VAUGHT
COMMISSION EXP.
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

File Number: 250301881

RETURN TO:

Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064