Davidson County DEEDWARR
Recvd: 04/13/05 14:46 2 pgs
Fees:13.00 Taxes:760.22

20050413-0041282

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
21st Century Blvd., Suite 505
Nashville, Tennessee 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $205,465.00.

Affiant

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me,
This 29th day of March, 2005.

Notary Public

My Commission Expires November 22, 2008

My Commission Expires: 11/22/08

Address New Owner	Send Tax Bills to:	Map-Parcel
Harry T. Skates 2536 Kanlow Drive Antioch, TN 37013	Same as new owner	174-11-O-A 199.CO

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harry T. Skates and Marianne D. Skates, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.220 on the Final Plat of Cane Ridge Farms, Phase Four, as shown by plat appearing 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, Inc., by Warranty Deed from Cane Ridge Farms, LLC., dated August 12, 2003 and filed of record on September 3, 2003 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 all subsequent years a lien, not yet due and payable.
2. Subject to all matters contained in Restrictive Covenants of record in Instrument No. 20000905-0087103, Amended in Instrument Nos. 20001204-0119093; 20010815-0088370 and in Instrument No. 20040319-003160, Register's Office for Davidson County, Tennessee.
3. Subject to By-Laws of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.
4. Subject to Charter of Homeowner's Association of record in Instrument No. 200108015-0088360, Register's Office for said County.
5. Subject to Restriction Amendment of record in Instrument No. 20041102-0131848, Register's Office for said County.

6. Subject to Easement for Right-of-Way granted to USA of record in Book 4428, Page 565, Register Office for said County.
7. Subject to Easement for Right-of-Way to Metropolitan Government as of record in Book 5078, Page 476, Register's Office for said County.
8. Subject to Conveyance of Open Space to Homeowner's Association of record in Instrument No. 20010815-0088361, Register's Office for said County.
9. Subject to Transmission Line Easement of record in Book 4420, Page 36 and in Book 4428, Page 565, Register's Office for said County.
10. Subject to Utility Easement of record in Book 5078, Page 476, Register's Office for said County.
11. Subject to Sanitary Sewer and Drainage Easement as of record in Instrument No. 20010300-1072141, Register's Office for Davidson County, Tennessee.
12. Subject to Easement to United Telephone Company of record in Instrument No. 20020123-0009340.
13. Subject to all matters set forth in Plat of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2536 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 Grantees 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, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of March, 2005.

The Craig Company

By: _____ 3/29/05.
Randall B. Smith, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Matthew L. Sellinger a Notary Public of the State and County aforesaid, personally appeared Randall B. Smith, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of The Craig Company, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of The Craig Company by himself as such Vice President.

Witness my hand, at Davidson Co., Tennessee, this 29th day of March, 2005.

_____
NOTARY PUBLIC

1/28/06 MY COMMISSION EXPIRES:

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE