Davidson County DEEDWARR
Recvd: 08/02/05 14:33 2 pg:
Fees:13.00 Taxes:422.36

20050802-0090431

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$114,150.00**

X John Farrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JULY, 2005.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DARRELL D. PRATT	GMFS LLC	**162-4-68**
(NAME)	(NAME)	
105 TOMARAND ROAD	7389 Florida Blvd	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Baton Rouge La 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STONE RIDGE PROPERTIES, L.L.C. AND COORDINATION PLUS, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARRELL D. PRATT,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 165 on the plan of Antioch Park, Section 5, of record in Book 4460, 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stone Ridge Properties L.L.C. and Coordination Plus, LLC by deed from Coordination Plus, LLC of record in Instrument #20050211-0015917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 4460, page 58, restrictions of record in Book 4562, page 949, Charter for Stone Ridge of record as Instrument # 20040929-0117008, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **105 TOMARAND ROAD, ANTIOCH, TN 37013**
(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, his heirs assigns forever; and we do covenant with the said GRANTEE 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, his 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 29th day of July, 2005.

COORDINATION PLUS, LLC

Virginia Pitts, cm

BY: VIRGINIA PITTS, MEMBER

STONE RIDGE PROPERTIES, L.L.C.

John Farrell MBR

BY: JOHN FARRELL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **VIRGINIA PITTS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a member of **COORDINATION PLUS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COORDINATION PLUS, LLC,** by herself as such member.

Witness my hand and official seal at office this 29th day of July 2005.

My commission expires: **September 22, 2007**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN FARRELL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be members of **STONE RIDGE PROPERTIES. L.L.C.,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **STONE RIDGE PROPERTIES, L.L.C.,** by themselves as such members.

Witness my hand and official seal at office this 29th day of July, 2005.

My commission expires: **September 22, 2007**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohen
Notary Public