25-1421

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/04/05 13:21 2 pgs
Fees:13.00 Taxes:695.56

20051004-0119286

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **September, 2005** by and between **Stonemark Homes, LLC** , herein after referred to as GRANTOR, and **Lola Shaw and Frank Shaw** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 205 on the Plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805 as amended in Instrument Number 20031124-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This conveyance is subject to the following:

1) All matters appearing on the plan of record of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805, as amended in Instrument No. 20031124-0170362, Register's Office for said County.

2) Restrictions of record in Instrument Number(s) 20031002-0145846, 20031218-0180508, and 20041008-0121636, Register's Office for said County.

3) Storm Water Detention Agreement of record in Instrument Number 20030115-0006324, Register's Office for said County.

Being the same property conveyed unto StoneMark Homes, LLC by Quitclaim Deed from Eatherly Properties being recorded simultaneously herewith in Instrument Number 20051004-0119284, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Eatherly Properties, by Special Warranty Deed from Starwood Properties Five, a Tennessee Limited Partnership dated December 23, 2003 and recorded December 29, 2003 of record in Instrument Number 20031229-0183114, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1217 Canyon Ridge Court, Antioch, TN 37113

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert A. Yeatman
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared Robert A. Yeatman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Stonemark Homes, LLC, the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Franklin, this the **30th** day of **September, 2005.**

Leah A Turner
Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Lola Shaw and Frank Shaw
1217 Canyon Ridge Court, Antioch, TN 37113

Send Tax Statements to:
homeComings Financial Network, Inc
~~P.O. Box 100785, Duluth, GA~~ 2161 Rexford, Ste 1680
Charlotte, NC 28211
Map & Parcel 149.07-OB-035.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$187,990.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **September, 2005.**

Leah A Turner
Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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