Davidson County DEEDWARR
Recvd: 10/21/05 12:11 2 pgs
Fees:13.00 Taxes:551.94

20051021-0127321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,174.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of October, 2005.

Notary Public

My Commission Expires: 11.22.08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
& Return to:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Latoya S. Hunt
2612 ~~308~~ Nashboro Blvd.
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

135-12-E-308.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marquis Homes, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Latoya S. Hunt, unmarried hereinafter referred to as Grantees, 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 Unit 308, Nashboro Village-Tract 21, Phase II, as shown in Instrument No. 200502220018814, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Marquis Homes, LLC by warranty deed from Vastland Nashboro Development, LLC, of record in Instrument No. 20050421-0044520, Register's Office for Davidson County, Tennessee, dated April 8, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 2005022220018814, Register's Office of said County.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in

Book 4827, Page 14, as supplemented by instruments recorded in Book 5469, Page 840, and book 7751, Page 907, Register's Office of said County.

Easement to Metropolitan Government of Nashville and Davidson county as set forth in Instrument recorded in Book 4821, Page 109, Book 7225, Page 239, Book 11594, Page 299, said Register's Office.

Restrictions of record in Instrument No. 20050222-0018813, said Register's Office.

Restrictions of record in Instrument No. 200502220018814, for Nashboro Village Tract 21, Phase II, said Register's Office.

County and/or City taxes for the year 2005, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as ~~308~~ 2612 Nashboro Blvd., Nashville,, TN.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 19th day of October, 2005.

Marquis Homes, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mark Mehy, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Chief Manager of Marquis Homes, LLC (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 10/19/2005.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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