25-1-490

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

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

Davidson County DEEDWARR
Recvd: 10/28/05 10:01 2 pgs
Fees:13.00 Taxes:751.10
20051028-0130276

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **October, 2005** by and between **StoneMark Homes, LLC** , herein after referred to as GRANTOR, and **Byron L. Maddox** , 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. 204 on the Plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805 as amended in Instrument Number 200311240170362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Special Exceptions:

1) All matters appearing on the Plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805, as amended in Instrument No. 200311240170362, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Instrument No. 200310020145846, as amended in Instrument No. 200312180180508 and Instrument No. 200410080121636, Register's Office for Davidson County, Tennessee.

3) Storm Water Detention Agreement of record in Instrument Number 200301150006324, Register's Office for Davidson County, Tennessee.

4) Charter of record in Instrument No. 200410060120674, Register's Office for Davidson County, Tennessee.

5) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Bring the same property conveyed unto StoneMark Homes, LLC by Quitcliam Deed by Eatherly Properties being recorded simultaneously herewith of record in Instrument Number _____, 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, Limited Partnership, of record in Instrument No. 200312290183114, dated December 23, 2003, recorded December 29, 2003, Register's Office for Davidson County, Tennessee.

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This is improved/unimproved property known as: 1213 Canyon Ridge Court, Antioch, TN 37013

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 25th day of October, 2005.

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Byron L. Maddox
1213 Canyon Ridge Court, Antioch, TN 37013

Send Tax Statements to:
SAME
, Franklin

Map and Parcel--149.07-0B-034.00 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 **$203,000.00** 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 **25th** day of **October, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

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