251-262

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

Davidson County DEEDWARR
Recvd: 10/28/05 10:22 2 pgs
Fees:13.00 Taxes:771.60
20051028-0130301

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 **19th** day of **October, 2005** by and between **StoneMark Homes, LLC** , herein after referred to as GRANTOR, and **Tonya Louise Osborne** , 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 **Goodlettsville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 85 on the Plan of Echo Hill Estates, Section 4, as shown on the plat of record in Instrument No. 200501270010265, Register's Office for Davidson County, Tennessee.

Special Exceptions:

1) All matters appearing on the Plan of Echo Hill Estates, Section 4, of record in Plat Instrument No. 200501270010265, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 7489, page 988 and Book 7699, page 949 as amended in Book 8612, page 821 and Book 9083, page 26 and Book 8265, page 436 and Book 9973, page 605, Register's Office for Davidson County, Tennessee.

3) Homeowner's Association Charter of record in Book 7495, page 177 as amended in Book 7703, page 642, Registers' Office for Davidson County, Tennessee.

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

Being the same property conveyed unto StoneMark Homes, LLC by Quitclaim Deed from J.D. Eatherly for Eatherly Properties being recorded simultaneously herewith of record in Instrument Number 20051028-0130299 **Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to J.D. Eatherly for Eatherly Properties by Warranty Deed from Echo Hill Joint Venture of record in Instrument No. 200302200022453, dated January 30, 2003, recorded February 20, 2003, Register's Office for Davidson County, Tennessee.**

This is improved/unimproved property known as: 420 Solitude Circle, Goodlettsville, TN 37072

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, Susan Harville, 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 19th day of **October, 2005.**

Susan Harville
Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Tonya Louise Osborne
420 Solitude Circle, Goodlettsville, TN 37072

Send Tax Statements to:
American Home Mortgage
520 Broadhollow Road, Franklin TN 37067

Map and Parcel--033.06-0A-050.00 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 **$208,540.00** 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.

Tonya L Osborne
Affiant

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

Susan Harville
Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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