THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Eric Afful-Turkson	**NEW OWNER**	174-11-0A-153.00
2116 Camille Drive		
Antioch, TN 37013		

KAREN RUSSELL NOTARY STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Affiant

Subscribed and sworn to before me this 28th day of October, 2005

Notary Public
My Commission Expires: 5/26/09

Davidson County DEEDWARR
Recvd: 11/04/05 09:12 2 pgs
Fees:13.00 Taxes:773.30
20051104-0133709

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jeff Checko, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Eric Afful-Turkson** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being all of Lot No. 441 on the plan of Subdivision Plat of Cane Ridge Farms, A Cloister Lot Development, Phase Two, Cane Ridge Road, as shown by plat appearing of record in Instrument No. 20020821-0101307 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeff Checko, unmarried by Warranty Deed from Greenvale Construction, LLC dated February 28, 2003 and filed for record in Instrument No. 20030301-0028131, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20020821-0101307, Register's Office for Davidson. HOA Charter of record in Inst. No. 20010815-0088360 Register's Office for said County. Conveyance of Open Space to HOA of record in Inst. No. 20010815-0088361 said Register's Office. Easement to Metropolitan Government of record in Book 5078, page 476 Transmission Line Easement of record in Book 4420, page 36, Davidson County Register's Office. Easement to United Telephone of record in Inst. No. 20020123-0009340 said Register's Office. Restrictive covenants recorded in Inst. Nos. 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603 and 20001030-0107214, Register's Office for Davidson County. By-Laws of record in Inst. No. 20000905-0087103 Register's Office for said County. Sanitary Sewer Easement of record in Instrument No. 20001030-0107214 said Register's Office.

THIS IS **Improved** PROPERTY KNOWN AS 2116 Camille Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully

seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 28th day of October, 2005

Jeff Checko

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Jeff Checko, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 28th day of October, 2005.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY