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Realty Title

Davidson County DEEDWARR
Recvd: 11/16/05 09:53 2 pgs
Fees:13.00 Taxes:448.55

20051116-0138380

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SALVADORE J. ARMATO, ET UX	OWNER	**149-11-0-A-009.00 CO**
(NAME) **1102 RURAL HILLS ROAD**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STONE RIDGE PROPERTIES, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALVADORE J. ARMATO AND WIFE, TIFFANY ARMATO,** HEREINAFTER CALLED THE 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 Lot No. 9 on The Plan of Phase 1, Rice Hill Subdivision, as shown on plat of record in Plat Book 6250, page 858, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stone Ridge Properties, LLC by deed from Household Financial Center, Inc. of record in Instrument #20050217-0018017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 6250, page 858; Declaration of Covenants, Conditions and Restrictions of record in Book 6812, page 48; Boundary Plat of record in Book 6250, page 857; Charter of record in Book 6824, page 986 and Book 8348, page 517; Conveyance of Common Areas of record in Book 7097, page 613; Ingress-Egress to Graveyard of record in Book 256, page 368 and By-Laws of record in Book 6812, page 55, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1102 RURAL HILLS ROAD, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 14th day of **November, 2005.**

STONE RIDGE PROPERTIES, LLC

John C Farrell, MBR

BY: JOHN FARRELL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN FARRELL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **STONE RIDGE PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **STONE RIDGE PROPERTIES, LLC,** by himself as such member.

Witness my hand and official seal at office this 14th day of November 2005.

My commission expires: **September 22, 2007**

Deborah J. Cohen

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.