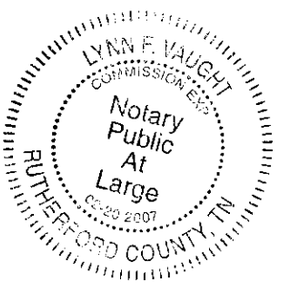
File No. 251101418

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $876,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-20-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stones River Homes, Inc.	Stones River Homes, Inc.	PART OF 135-00-0-261.00
(NAME) 2315 Molly Trail	(NAME) 2315 Molly Trail	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS) Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **General Construction Company, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stones River Homes, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 all of Lot Nos. 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, on the Plan of Villas at Ransom Park, as shown by plat appearing of record in Master Deed in Instrument No. 20051025-0128829 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to General Construction Company, Inc., a Tennessee corporation by Warranty Deed dated March 9, 2005 of record in Instrument No. 20050310-0026673, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Instrument No. 20051025-0128829; Charter for Homeowners' Association of record in Instrument No. 20051025-0128823; Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001213-0122751; Storm Water Detention Agreement of record in Instrument No. 20010206-0011474, Instrument No. 20010206-0011475 and Instrument No. 20010724-0078014; all matters shown on the plan of record in Master Deed and By-Laws in Instrument No. 20051025-0128829 all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 25-48, Villas at Ransom Park, Antioch, TN
(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 GRANTEE, ITS SUCCESSORS and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, ITS SUCCESSORS 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.

Davidson County DEEDWARR
Recvd: 12/08/05 10:24 2 pgs
Fees:13.00 Taxes:3241.20
20051208-0147645

Witness our hands this 2nd day of December, 2005.

General Construction Company, Inc.,

By: Linda Layne

Linda Layne, Secretary /Treasurer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Linda Layne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary/Treasurer of General Construction Company, Inc., the within named bargainor, a corporation, and that she as such Secretary/Treasurer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Secretary/Treasurer.

Witness my hand at office this 2nd day of December, 2005.

Commission expires:

Notary Public

LYNN F. VAUGHT
COMMISSION EXP
Notary Public At Large
05-20-2007
RUTHERFORD COUNTY, TN

File Number: 251101418

RETURN TO:

Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129