Davidson County DEEDWARR
Recvd: 01/05/06 08:04 2 pgs
Fees:13.00 Taxes:939.21

20060105-0001316

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 **3rd** day of **January, 2006** by and between **StoneMark Homes, LLC** , herein after referred to as GRANTOR, and **Anita Johnson-Melvin** , 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:

Being Lot 120 of Echo Hills Subdivision, Section Four of record in Instrument 20050127-0010265, Register's Office for Davidson County, Tennessee.

This Conveyance is Subject to:
1) Restrictions of record in Book 7489, page 988; Book 7699, page 949; Book 8612, page 821 and Book 9083, page 26, Register's Office for said County.

2) HOA Charter of record in Book 7495, page 177, Register's Office said County.

3) Articles of Amendment of record in Book 7703, page 641, Register's Office for said County

4) Conveyance of Common Area of record in Book 7704, page 773 and Book 7704, page 776, Register's Office for said County.

Being the same property conveyd unto StoneMark Homes, LLC by Quitclaim Deed from J.D. Eatherly for Eatherly Properties being record simultaneously herewith of record in Instrument Number 20060105-0001315 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, a Tennessee General Partnership, dated January 30, 2003 and recorded February 30, 2003 of record in Instrument 20030220-0022453, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 389 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, Carrie E. Hughes, 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 **3rd** day of **January, 2006.**

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires: SEPTEMBER 22, 2009

Name and Address of Property Owner:
Anita Johnson-Melvin
389 Solitude Circle, Goodlettsville, TN 37072

Send Tax Statements to:
Churchill Mtg. Corp.
761 Old Hickory Blvd., ~~Franklin~~
4th Floor Brentwood, TN 37027
Map & Parcel 033.00-0-029.00

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 **$253,840.00** 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.

Amanda Melvin
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **January, 2006.**

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-614