Davidson County DEEDWARR
Recvd: 04/13/06 13:03 2 pgs
Fees:13.00 Taxes:628.63

20060413-0042579

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Raul Magana
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Raul Magana

1652 Bridgecrest Dr.
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

149150A27300CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Equity Builders Group, LLC hereinafter referred to as Grantors, hereby transfers and conveys toRaul Magana, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Lot 163, Cambridge Forest Planned Unit Development, Phase 3, as shown on plat of record in Instrument No. 200106280068483, as amended in Instrument No. 200205030054630, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Equity Builders Group, LLC by General Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20040714-0083726, Register's Office for Davidson County, Tennessee, dated June 30, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 200106280068483 and 200205030054630, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10343, Page 769, Register's Office for said County.

Quitclaim Deed to Homeowner's Association as shown of record in Instrument No. 200306240086957, Register's Office for said County.

By-Laws as shown of record in Instrument No. 200202210022798, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200202210022797, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1652 Bridgecrest Dr., Antioch, TN 37013.

**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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 10th day of April, 2006.

Equity Builders Group,LLC

By: _____
Stewart O. Heath, Chief Manager

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Stewart O. Heath with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Equity Builders Group,LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal this 10th day of April, 2006.

_____
Notary Public

My Commission Expires: 10/10/09

260300291