Davidson County DEEDWARR
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Fees:13.00 Taxes:99.53

20060503-0051427

# WARRANTY DEED

ET-06-0282

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,900.00

Danny C Roark
Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Danny Roark Custom Built Homes | Capital Bank & Trust | |
| Lot 12 Pharris Place (ADDRESS) | 1808 West End Ave., Suite 600 (ADDRESS) | P/O 520 500 184 00 & |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | P/O 520 500 186 00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DILLARD HOLDINGS, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DANNY ROARK CUSTOM BUILT HOMES, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land located in Davidson County, Tennessee, BEING Lot No. 12 on the Plan of Pharris Place Subdivision, Phase Four, per Plat of record at Instrument No. 20060411-0041782, Register's of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING a portion of the same property conveyed to Dillard Holdings, LLC, by Warranty Deed from David E. Long, and Phillip B. Long, by and through David E. Long, Attorney in Fact, and Rebecca L. Parker, by and through David E. Long, Attorney in Fact, executed on May 14, 2004, of record at Instrument No. 20040521-0060077, Register's Office of Davidson County, Tennessee; AND also being a portion of the same property conveyed to Dillard Holdings, LLC, by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, executed on January 6, 2004, of record at Instrument No. 20040107-0002516, Register's Office of Davidson County, Tennessee; AND also being a portion of the same property conveyed to Dillard Holdings, LLC, by Warranty Deed from Larry S. Anderson and Linda Anderson, husband and wife, executed on December 30, 2003, of record at Instrument No. 20040102-0000871, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record at Instrument No. 20050526-0059558, Register's Office of said County.

Subject to "Stormwater Detention Agreement," of record at Instrument No. 20050712-0080680, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the proposed construction on this lot to be serviced with natural gas for water heaters and heating.

This conveyance is subject to Declarations, Covenants, and Conditions of Phase IV of Pharris Place Subdivsion, of record by Instrument # 20060503-0051412, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved (X)
This is improved (X) property, known as Lot 12 Pharris Place, Madison, Tennessee 37115
(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 and 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/our hand(s) this 24th day of April, 2006.

James Dillard, Chief Manager

James Dillard, Chief Manager

STATE OF Tennessee
COUNTY OF_____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dillard Holdings, LLC , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 24th day of April, 2006.

My Commission Expires:

_____
Notary Public

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STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared James W. Dillard aka James Dillard and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and----- respectively of the Dillard Holdings, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James W. Dillard as such Chief Manager.

Witness my hand and official seal at office at Mt. Juliet, Tennessee on this the 24th day of April, 2006.

My Commission Expires 09.16.07

Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**Executive Title, LLC**
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122