8906 # 26897

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 05/23/06 16:21 2 pgs
Fees:13.00 Taxes:1065.60
20060523-0060731

File No.: **06-1227**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **J.D. Eatherly, Owner of Eatherly Properties, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **T.F. Homes, LLC., a Tennessee Limited Liability Company ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No.'s 210, 216, 217, 218, 223, 224, 225, 226 and 227 on the Plan of CANYON RIDGE, PHASE TWO, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 805 amended in Instrument No. 20031124-0170362 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Special Warranty Deed from Starwood Properties Five, Limited Partnership, a Tennessee Limited Partnership (also known as Starwood Properties Five, L.P.) to Eatherly Properties as recorded on the 29th day of December, 2003 in Instrument No. 20031229-0183114 (as to Lots 210 and 216) and part of Warranty Deed from William H. Dorris and Robert B. Huffine to Eatherly Properties as recorded on the 30th day of November, 2004 in Instrument No. 20041130-0141770 (as to Lots 217, 218, 223 to 227), in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **149-7-0-B-40-CO (as to Lot 210), 149-7-0-B-46-CO (as to Lot 216), 149-7-0-B-47-CO (as to Lot 217), 149-7-0-B-48-CO (as to Lot 218), 149-7-0-B-53-CO (as to Lot 223), 149-7-0-B-54-CO (as to Lot 224), 149-7-0-B-55-CO (as to Lot 225), 149-7-0-B-56-CO (as to Lot 226), 149-7-0-B-57-CO (as to Lot 227)**

☒ Unimproved property located at: **1237 Canyon Ridge Court (as to Lot 210)**
1236 Canyon Ridge Court (as to Lot 216)
1232 Canyon Ridge Court (as to Lot 217)
1228 Canyon Ridge Court (as to Lot 218)
5196 Pebble Creek Drive (as to Lot 223)
1304 Springmore Court (as to Lot 224)
1308 Springmore Court (as to Lot 225)
1312 Springmore Court (as to Lot 226)
1316 Springmore Court (as to Lot 227)
Antioch, TN. 37013

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **19th** day of **May, 2006.**

J.D. Eatherly

J.D. Eatherly, Owner of Eatherly Properties

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J.D. Eatherly** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **19th** day of **May, 2006.**

C.M. Corriveau

Notary Public

My Commission Expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$288,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **19th** day of **May, 2006.**

Lori Holloway

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires: 8/20/07

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Owner's Name: **T.F. Homes, LLC.**

and Address: 2512 Murfreesboro Road #
Nashville, TN 37217

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Owner