File No. 260601598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,600.00

Natasha Bellamy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006.

Lauren M Ickels
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

Lauren Ickels State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/30/06 09:43 2 pgs
Fees:13.00 Taxes:501.72
20060630-0078296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Great Southern Homes, Inc. a Tennessee corporation	SAME	173-09-0B-059.00, 173-09-0B-057.00, 173-09-0B-058.00, 173-09-0B-033.00
(NAME)	(NAME)	
5722 Hickory Plz, Ste C3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Greystone Properties, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Great Southern Homes, Inc. a Tennessee corporation, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in Davidson County, Tennessee, being all of Lot Nos. 202, 203, on the Plan of Section Two, Barnes Cove, as shown by plat appearing of record in Plat in Instrument No. 20040604-0065966, 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 Greystone Properties, LLC, a Tennessee limited liability company by Warranty Deed dated April 2, 2001 of record in Instrument No. 20010404-0033132 and by part of Warranty Deed dated August 15, 2001 of record in Instrument No. 20010821-0090011, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being all of Lot No. 325, on the Plan of Section One, Barnes Cove, as shown by plat appearing of record in Plat in Instrument No. 20020409-0043258, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Greystone Properties, LLC, a Tennessee limited liability company by Warranty Deed dated April 2, 2001 of record in Instrument No. 20010404-0033132 and by part of Warranty Deed dated August 15, 2001 of record in Instrument No. 20010821-0090011, Register's Office for Davidson County, Tennessee.

This conveyance subject to Declaration of Covenants, Conditions, Restrictions and ByLaws recorded at Instrument No. 20021217-0155806 and Instrument No. 20040429-0048624; Charter of Homeowner's Association as shown of record in Instrument No. 20021217-0155805; Sanitary Sewer and/or Storm Drainage Easement as shown of record in Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473; Dedication and Grant of Easements for Public Sidewalks as shown of record in Instrument No. 20030402-0043515; Ingress/Egress Easement of record in Book 5385, page 986; Right of Way Easement of record in Book 5215, page 482; Storm Water Detention Agreement as shown of record in Instrument No. 20020408-0042673 (Tract III); All matters shown on the plan of record in Plat of record in Instrument No. 20040604-0065966 (Tract I & Tract II); All matters shown on the plan of record in Plat of record in Instrument No. 20020409-0043258; all in the Register's Office for Davidson County, Tennessee (Tract III); Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

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 202, 203 & 325, Barnes Cove, 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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 29th day of June, 2006.

Greystone Properties, LLC, a Tennessee limited liability company

By: Larry J. Hasty

Larry J. Hasty, Operating Manager

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Larry Hasty, 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 Operating Manager of Greystone Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Operating Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Operating Manager.

Witness my hand at office this 29th day of June, 2006.

Commission expires: 1-20-09

Lauren M Rickels

Notary Public



File Number: 260601598

RETURN TO:

Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064