WARRANTY DEED 9038

Davidson County DEEDWARR
Recvd: 07/13/06 09:30 2 pgs
Fees:13.00 Taxes:643.80
20060713-0084293

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$174,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grand Developers, LLC	**OWNER**	**163-02-0-B-052.00 CO,**
(NAME) **139 Charter Place**	(NAME)	**53.00 CO, 054.00 CO,**
(ADDRESS) **LaVergne, TN 37086**	(ADDRESS)	**055.00 CO, 056.00 CO, 057.00 CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Latting Road Partners, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grand Developers, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos., 93, 94, 95, 96, 97 & 98 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No., 20050706-0077601 and corrected by surveyor's certificate of correction of record in Instrument No., 20050725-0086047 and Instrument No., 20050725-0086048 and amended by Ratification, Dedication and Adoption of Plat of record in Instrument No., 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.

Being part of the same property conveyed to Latting Road Partners, LLC by deed of record in Instrument 20050329-0033136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as

(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 **our hands** this **10th day of July, 2006**.

Latting Road Partners, LLC

By: _____

State of Tennessee County of Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William R. Hyneman, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing member of Latting Road Partners, LLC, and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 10th day of July, 2006.

Commission Expires: **MY COMMISSION EXPIRES: April 25, 2007**

Notary Public

NOTARY PUBLIC AT LARGE SHELBY COUNTY TENNESSEE