Mooreland Title

Φ

Davidson County DEEDWARR
Recvd: 07/19/06 08:41 3 pgs
Fees:17.00 Taxes:0.00
20060719-0086825

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
AmSouth Center
Suite 1710 mail
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $500,700.00

Linda Ott
AFFIANT

Subscribed and sworn to before me, this 30th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 3.20.10

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
The Craig Company 7123 Crossroads Blvd. Suite C Brentwood, Tennessee 37027	SAME	P/O 33-82.00 (Wm.County) & P/O 186-21.00 (Dav. County)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **The Craig Company, a Tennessee Corporation** ("Grantee") its successors, representatives and assigns, property located in Williamson County, Tennessee and Davidson County, Tennessee and more particularly described as follows:

Land in Williamson County, Tennessee, Being Lot Nos. 112, 113, 114 and 119 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as shown by plat appearing of record in Plat Book 44, page 33, Register's Office for Williamson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deeds of record in Book 3657, page 358 and Book 3657, page 367, Register's Office for Williamson County, Tennessee.

AND:

Land in Davidson County, Tennessee, Being Lot Nos. 162, 171, 172 and 173, on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deed of record in Instrument No. 20050816-0096916 and Instrument No. 20050816-0096917, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to THE CRAIG COMPANY, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with THE CRAIG COMPANY, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to THE CRAIG COMPANY, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: The 2006 property taxes and any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot Nos. 112, 113, 114 & 119 –Burkitt Place Subdivision, Phase 1A, Section 2, Nolensville, TN and Lot Nos. 162, 171, 172, 173, - Burkitt Place Subdivision, Phase 1A, Section 2, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 30th day of June, 2006.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager

Lot Nos. 112, 113, 114 & 119 – Burkitt Place, Phase 1A, Section 2 - Williamson County, Tennessee

Lot Nos. 162,171,172 & 173 – Burkitt Place, Phase 1A, Section 2 - Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 30th day of June, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is made subject to:

Permitted Encumbrances

1. County Taxes for 2006 and subsequent years.

2. All matters shown on the plat of record in Plat Book 44, page 34, Register's Office for Williamson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, page 754, Register's Office for Williamson County, Tennessee.

4. Easement and Contribution Agreement of record in Book 3657, page 344, Register's Office for Williamson County, Tennessee.

5. Easement Agreement of record in Book 3855, page 402, Register's Office for Williamson County, Tennessee.

6. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps & Appurtenances Easement, of record in Book 3678, page 723, Register's Office for Williamson County, Tennessee.

7. Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273, Register's Office for Williamson County, Tennessee.

8. All matters shown on the plat of record in Instrument No. 20060315-0029572, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388, Register's Office for Davidson County, Tennessee.

10. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

11. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

12. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

13. Notice of Greenbelt assessments of record in Book 8880, page 387, Register's Office for Davidson County, Tennessee.

BK/PG:3972/992-994
06033473

DEED	
07/12/2006	08:20 AM
BATCH	76918
MTG TAX	0.00
TRN TAX	1852.59
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1870.59

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS