Davidson County DEEDWARR
Recvd: 07/25/06 12:45 2 pgs
Fees:13.00 Taxes:1026.57
20060725-0089467

Send Tax Statements To:
Builders Choice Mortgage
801 94th Avenue North
St. Petersburg, FL 33702

This Instrument Prepared By:
William P. Nelms, P.C.
Attorney at Law
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owners:
Matthew J. Devries
2592 Kanlow Drive
Antioch, TN 37013

Map and Parcel Number:
PART OF 174-00-0-214.00

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SIGNATURE PARTNERSHIP, LLC, A TN LIMITED LIABILITY COMPANY**, hereinafter called the GRANTOR, has this day bargained and sold and does hereby transfer and convey unto **MATTHEW J. DEVRIES AND WIFE, COURTNEY M. DEVRIES**, hereinafter called the GRANTEES, their heirs and assigns, forever, the following described real estate of Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 240, Cane Ridge Farms, Phase VI, Section One, according to plat appearing of record in Instrument Number 20050209-0015098, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING part of the same property conveyed to Signature Partners, LLC, a TN limited liability company, by warranty deed from Cane Ridge Farms, LLC, dated March 10, 2006, appearing of record in Instrument Number 2006-0314-0029152, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declarations of Covenants, Conditions and Restrictions contained in instrument of record in Instrument Number 20000905-0087103; Instrument Number 20001204-0119093; Instrument Number 20010815-0088370; Instrument Number 20040319-0031603 and in Instrument Number 20041102-0131848 ; to any and all matters shown on said plat of record in Instrument Number 20060216-0018813 and in Instrument Number 20060531-0063598; By-Laws of record in Instrument Number 20000905-0087103; Easement to Metro of record in Book 5078, Page 476; Easement to United Telephone of record in Instrument Number 20020123-0009340; Easement of record to United States of America of record in Book 4420, Page 36; Transmission Line Easement of record in Book 4428, Page 565; Charter of Homeowner's Association of record in Instrument Number 20010815-0088360; of said Register's Office.

This is improved property known as 2592 Kanlow Drive; Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantees; and Grantor further covenants and binds itself, its successors and assigns to forever warrant and defend the title to the said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 21st day of July, 2006.

SIGNATURE PARTNERSHIP, LLC, A TN LIMITED LIABILITY COMPANY

By: Brian Burns, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brian Burns, 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 Chief Manager, of Signature Partnership, LLC, a Tennessee limited liability, the within named bargainor, a limited liability company, and that as such Chief 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 Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 21st day of July, 2006.

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Mandy R Baird
NOTARY PUBLIC
My Commission Expires: 7/29/07

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $277,451.67, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vanessa Nappi
AFFIANT

SWORN to and subscribed before me this 21st day of July, 2006.

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Mandy R Baird
NOTARY PUBLIC
My Commission Expires: 7/29/07

Mail After Recording To:
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129