File No. 260700201

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,425.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/11/06 10:36 2 pgs
Fees:13.00 Taxes:1126.37

20060811-0099072

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie M. Newton	AmSouth Bank	180-04-0A-133.00
(NAME) 941 Century Oak Dr.	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(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, Classic Homes BOS, LP, a Tennessee limited partnership, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnnie M. Newton and wife, Martha R. Newton, 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:

Land in Davidson County, Tennessee, being all of Lot No. 54, on the Plan of Section Two, Highland Creek, as shown by plat appearing of record in Plat in Instrument No. 20030424-0055118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being part of the same property conveyed to Holt Valley, LLC, a Tennessee limited liability company by Quitclaim Deed dated January 7, 1999 of record in Book 11294, Page 658 and by Warranty Deed's dated January 7, 1999 of record in Book 11294, Pages 633, 637, 641, 644, 647, 651 and 655, Register's Office for Davidson County, Tennessee. The said Holt Valley, LLC, a Tennessee limited liability company now known as Holt Valley, a Tennessee General Partnership as evidence by Certificate of Merger of record in Instrument No. 20010215-0014437.
Being the same property conveyed to Classic Homes BOS, LP, a Tennessee limited partnership by Warranty Deed dated September 16, 2005 of record in Instrument No. 20050923-0114452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions recorded at Book 11568, Page 311 and Instrument No. 20000413-0037474; By-Laws as shown of record in Book 11568, Page 301; Stormwater Detention Agreement as shown of record in Book 11338, Page 738; Deed to HOA for open space as shown of record in Instrument No. 20031014-0151693; Sanitary Sewer Easements as shown of record in Book 10316, Page 569; Book 10419, Page 504; Book 10419, Page 516 and Book 10569, Page 732; All matters shown on the plan of record in Plat in Instrument No. 20030424-0055118; all in the Register's Office for Davidson County, Tennessee; 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 941 Century Oak Dr., Nashville, TN 37211
(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 9th day of August, 2006.

Classic Homes BOS, LP, a Tennessee limited partnership

By: _____
E. Scott Porterfield, President

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared E. Scott Porterfield, 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 President of Classic Homes BOS, LP, a Tennessee limited partnership, the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand at office this the 9th day of August, 2006.

Commission expires: 12/27/09

_____
Notary Public

File Number: 260700201

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

FILE BOX 45