RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

Davidson County DEEDWARR
Recvd: 08/14/06 10:33 2 pgs
Fees:13.00 Taxes:476.38
20060814-0099657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: JAN. 19, 2010

BELINDA A. SHERWIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
SARAH J. BOAN
3001 Hamilton Church Road, #348
Antioch, Tennessee 37013

SEND TAX BILLS TO: NEW OWNER

MAP-PARCEL #
P/O 163-388

FOR AND IN 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 **R. J. YORK HOMES, LLC, a Limited Liability Company**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH J. BOAN** a single woman

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 Unit 348, Hamilton Crossings Townhomes, a Planned Unit Development, described in Instrument Number 20040212-0016945, as amended in Instrument Number 20050310-0026734,*said Register's Office, of which reference is herein made for a more complete legal description. *and as amended in Instrument No. 20060206-0014793

/Part of
Being the same property conveyed to R. J. York Homes, LLC, by Quitclaim Deed from J. D. Eatherly of record in Instrument Number 20060814-0099656 **, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to J. D. Eatherly by deed from Harding University of record in Instrument Number 20030728-0105106, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property, known as **3001 Hamilton Church Road, #348, Antioch, Tennessee 37013**

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 its hand this 3RD day of August, 2006.

R. J. YORK HOMES, LLC

By: _____
ROBIN YORK, CHIEF MANAGER

#52743

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of R. J. YORK HOMES, LLC, a Limited Liability Company, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ROBIN YORK, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010