26-1-439

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/17/06 10:41 2 pgs
Fees:13.00 Taxes:941.74

20060817-0101466

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of August, 2006 by and between **Stonemark Homes, LLC**, hereinafter referred to as GRANTOR, and **Corey Toney and wife, Alicia Toney**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 119 of the Final Plat of Echo Hill Estates, Section 4, of record in Instrument No. 200501270010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Final Plat of Echo Hill Estates, Section 4 of record in Instrument No. 200501270010265, Register's Office for said County.

2) Restrictions of record in Book 7489, page 988; Book 7699, page 949; Book 8612, page 821; and Book 9083, page 26, Register's Office for said County.

3) Homeowners Association Charter of record in Book 7495, page 177, Register's Office for said County.

4) Articles of Amendment of record in Book 7703, page 641, Register's Office for said County.

5) Conveyance of Common Area of record in Book 7704, page 773 and Book 7704, page 776, Register's Office for said County.

Being the same property conveyed unto StoneMark Homes, LLC by Quitclaim Deed from J.D. Eatherly for Eatherly Properties being recorded simultaneously herewith of record in Instrument Number 20060817010464, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to J.D. Eatherly for Eatherly Properties by Warranty Deed from Echo Hill Joint Venture, A Tennessee General Partnership, dated January 30, 2003, of record in Instrument No. 20030220-0022453, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **393 Solitude Circle, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Stonemark Homes, LLC

By: _____
Robert A. Yeatman, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Robert A. Yeatman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Stonemark Homes, LLC**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin. TN, this the 8th day of August, 2006.

Notary Public
My Commission Expires: My Commission Expires October 26, 2006

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Corey Toney and Alicia Toney
393 Solitude Circle, Goodlettsville, Tennessee 37072

Send Tax Statements to:
First Franklin
320 Seven Springs Way, Ste 200
Brentwood, TN 37027

Map & Parcel 033.06-0A-064.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $254,525.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of August, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2006

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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