File No. 260501213

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 10:06 2 pgs
Fees:13.00 Taxes:441.23
20060901-0108206

YOLONDA VELLEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: March 21, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Classic Homes BOS, LP	Classic Homes BOS, LP	P/O 043-00-0-007.00
(NAME) 256 Seaboard Ln., #H-103	(NAME) 256 Seaboard Ln., #H-103	P/O 043-00-0-008.00
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(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, Lakewood R3, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Classic Homes BOS, LP, HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS 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 Nos. 7, 35 and 40, on the Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in Instrument No. 20060728-0091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Charles Rhoten, dba Rhoten Development, by Warranty Deed dated July 14, 2003 of record in Instrument No. 20030721-0101685, and being part of the same property further conveyed to Lakewood R3, LLC (erroneously referred to as Lakewood/R3, LLC in previous Deed) by Warranty Deed dated October 27, 2005 of record in Instrument No. 20051205-0145703, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Nos. 20060502-0050264, 20060620-0073693 and 20060815-0100349; Utility Easement of record in Book 4859, Page 951; Sanitary Sewer Easement of record in Book 8274, Page 619 and Book 8274, Page 624; Sanitary Sewer and/or Storm Drainage Easements of record in Book 9411, Page 730, Book 9411, Page 739, Book 9411, Page 743 and Book 9872, Page 651; Stormwater Detention Agreement of record in Instrument No. 20030710-0096041; Flowage Easement of record in Book 2240, Page 375; Boundary Line Easement of record in Book 7732, Page 213; All matters shown on the plan of record in Instrument No. 20060728-0091763; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Greenbelt/Rollback taxes are the responsibility of the Grantor.

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 Lots 7, 35 and 40, River Landing, Nashville, TN
(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), ITS SUCCESSORS 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 successors 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 22nd day of August, 2006.

Lakewood R3, LLC

By: _____
Bob L. Rymer, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Bob L. Rymer, 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 Lakewood R3, LLC, the within named bargainor, a limited liability company, and that he 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 at office this 22nd day of August, 2006.

Commission expires: March 21, 2010

YOLONDA VELLEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010

_____
Yolonda Vellekamp Notary Public

File Number: 260501213

RETURN TO:
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