Davidson County DEEDWARR
Recvd: 09/12/06 13:52 2 pgs
Fees:13.00 Taxes:710.40
20060912-0112959

WARRANTY DEED

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$192,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 8 DAY OF SEPTEMBER, **2006**.

Brian Vaske
NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
ROBERT JOYNER	**SAME**	**069/02/0016.00**
4309 SETTERS ROAD		
NASHVILLE, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF **$192,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEWIS GREEN ENTERPRISES, LLC A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

ROBERT JOYNER AND WIFE, VALERIE JOYNER AS JOINT TENANTS IN COMMON WITH THE RIGHT TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Enchanted Hills, Section 1, as of record in Book 3300, Page 96, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Drakes Branch Road at the common corner of Lot Nos. 9 and 10; thence with the margin of Drakes Branch Road, eastwardly 127.23 feet to the beginning of a curve; thence around said curve in a southeastwardly direction 39.71 feet to a point in the westerly margin of Setters Road, southwardly 105.95 feet to a concrete monument; thence continuing with the margin of said road 130 feet to the common corner of Lots 10 and 66; thence with the line between said Lots westwardly 155.58 feet to a concrete monument; thence with the line between Lot Nos. 9 and 10 northwardly 294.36 feet to the point of beginning.

Being the same property conveyed to Lewis Green Enterprises, LLC a Tennessee Limited Liability Company by Warranty Deed from Marguerite S. Simmons dated 05/26/06 and filed for record 06/05/06 in Instrument No. 20060605-0065621, Register's Office for Davidson County, Tennessee. Instrument of Correction filed for record 08/25/06 in Instrument No. 20060825-0105302, to correct legal description.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **4309 SETTERS RD. NASHVILLE, TN 37218**

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 not 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 ever 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 my hand this 8 day of **SEPTEMBER, 2006**

Lewis Green Enterprises LLC by Cheryl L. Vowels authoriza

LEWIS GREEN ENTERPRISES, LLC BY: CHERYL L. VOWELS, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **CHERYL L. VOWELS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **LEWIS GREEN ENTERPRISES, LLC**, the within named bargainor, a corporation, ant that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

BRIAN WASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

(SEAL)

Brian Waske
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-27-2008