Davidson County DEEDWARR
Recvd: 11/03/06 11:07 2 pg
Fees:13.00 Taxes:971.13

20061103-0136845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,466.76.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marquis Homes, LLC,
1700 Hayes Street, Suite 104
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

132-15-0-E Parcel 244
132-15-0-E Parcel 245
132-15-0-E Parcel 246
132-15-0-E Parcel 247
132-15-0-E Parcel 248
132-15-0-E Parcel 249

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vastland Nashboro Development, LLC, a Tennessee limited liability company hereinafter referred to as Grantor, hereby transfers and conveys to Marquis Homes, LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, 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 nos. 244, 245, 246, 247, 248, and 249 Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, page 159, and as shown on amendment to the restrictions of record in Instrument No. 200502220018814 in the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description of said property

Being part of the same property conveyed to Vastland Nashboro Development, LLC, by deed from WDN Properties, Ltd., of record as Instrument No. 20020507-0056328 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4660, Page 159, and as amended in Instrument No. 200311180168332, Register's Office of said County.

Charter and By-Laws of Fairway Pointe HOA of record in Book 11703, page 520,and Book 11703, page 560 as amended in Instrument No. 20031118-0168332 Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 4827, Page 14, at Instrument No. 200103220027768, and in Book 11703, Page 520, Register's Office of said County

Subject to all matters on the PUD Boundary Plat of Nashboro-Fairway Pointe of record as Instrument No. 20020710-0083054 Register's office for Davidson County, Tennessee.

Subject to all matters of record in Instrument No. 20020820-0100664 Register's Office for Davidson County, Tennessee

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

This is unimproved property known as Lots 244 - 249 Nashboro Village, Nashville, TN 37203.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of October, 2006.

Vastland Nashboro Development, LLC

By:
Its:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Mack mcClung, with whom I am personally acquainted and who proved himself to be the Chief Manager of Vastland Nashboro Development, LLC, a Tennessee limited liability company, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2006.

Notary Public

My Commission Expires: 10/10/09

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