26-1-612

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

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

Davidson County DEEDWARR
Recvd: 11/13/06 14:25 2 pgs
Fees:13.00 Taxes:925.00

20061113-0140573

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of November, 2006 by and between **Stonemark Homes, LLC**, hereinafter referred to as GRANTOR, and **Marcus A. Crews and wife, Sonja Crews,** 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 84 on the Plan of Echo Hill Estates, Section Four. of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for said County.

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

3) HOA 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 Commercial Area of record in Book 7704, page 773 and page 776, Register's Office for said County.

6) All easements, restrictions and other matters of record in said register's office.

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 20061113014057l, Register's Office for Davidson County. Previously being part of the same property conveyed to J.D. Eatherly for Eatherly Properties by Warranty Deed from Echo Hill Joint Venture, dated January 30, 2003, recorded February 20, 2003, of record in Instrument No. 20030220-0022453, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **416 Solitude Circle, Goodlettsville, TN 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 7th day of November, 2006.

_____
Notary Public
My Commission Expires: Oct 26, 2008

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Marcus A. Crews and Sonja Crews
416 Solitude Circle, Goodlettsville, TN 37072

Send Tax Statements to:
CTX Mortgage Company
350 Highland Drive
Lewisville, TX 75067

Map & Parcel 033.06-OA-049.00-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 $250,000.00 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 7th day of November, 2006.

_____
Notary Public

My Commission Expires: Oct 26, 2008

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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