(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 12/01/06 14:21 3 pgs
Fees:18.00 Taxes:691.90
20061201-0148691

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of November, 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

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Clevelen Nathaniel Brogdon and Aisha Annette Brogdon

1817 Annalee Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

174-11-0-A-61.00

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, Matthew D. Bennett and wife, Crystal L. Bennett hereinafter referred to as Grantors, hereby transfers and conveys to Clevelen Nathaniel Brogdon and wife, Aisha Annette Brogdon, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 160 on the Subdivision Plat of Cane Ridge Farms, Section One, Phase Two of record in Instrument No. 20010104-0032708, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew D. Bennett, unmarried and Crystal L. Henry, unmarried as Joint Tenants with Right of Survivorship by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20011102-0119844, Register's Office for Davidson County, Tennessee. The said Matthew D. Bennett and Crystal L. Henry are now married to each other and Crystal L. Henry is now known as Crystal L. Bennett.

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 Instrument No. 20010104-0032708, Register's Office of said County.

Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms of record in Instrument No. 20000905-0087103 and as to the First Amendment in Instrument No. 20001204-0119093 and as to the Second Amendment in Instrument No. 20010815-0088370, Register's Office of said County.

Charter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20010815-0088360, Register's Office for said County.

By-Laws of Cane Ridge Farms Homeowners Association of record in Instrument No. 20000905-0087103, Register's Office for said County.

Conveyance of Common Areas from Cane Ridge Farms, LLC to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088361, Register's Office for said County.

Easement of record in Deed Book 4428, Page 565, Register's Office for said County.

Easement of record in Deed Book 5078, Page 476, Register's Office for said County.

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.

County and/or City taxes for the year 2006, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1817 Annalee Drive, Antioch, TN 37013.

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 10 day of November, 2006.

_____

Matthew D. Bennett

_____

Crystal L. Bennett

261100097

STATE OF VIRGINIA
COUNTY OF Shenandoah

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Matthew D. Bennett and Crystal L. Bennett, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 10th day of November, 2006.

Tonya L. Falk
Notary Public

My Commission Expires: 8-31-07

