Davidson County DEEDWARR
Recvd: 01/04/07 14:46 2 pgs
Fees:13.00 Taxes:493.95

20070104-0001808

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45071 FILE BOX #

ALAN SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

John K. Watkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Watkins, Jr.	First Franklin	163-388
3001 Hamilton Church Road, Unit 352	320 Seven Springs Way, Suite 200	
Antioch, TN, 37013	Brentwood, Tennessee 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

R. J. York Homes, LLC

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

John Watkins, Jr.

HEREINAFTER CALLED THE GRANTEES, 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 352, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No.: 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. J. York Homes, LLC by Quitclaim Deed from J. D. Eatherly of record in Instrument No.: 20070104-0001807 **, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to J. D. Eatherly by deed from Harding University, of record in Instrument Number 20030728-0105106, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property known as 3001 Hamilton Church Road, Unit 352, 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 we do 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 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/our hand(s) this 29th day of December, 2006

R. J. York Homes, LLC

BY: Robin York, Chief Mgr.
Robin York
Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally ROBIN YORK, 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 the R. J. YORK HOMES, LLC, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010



My Commission Expires JULY 24, 2010