Davidson County DEEDWARR
Recvd: 01/05/07 12:46 2 pgs
Fees:13.00 Taxes:148.00

20070105-0002296

WARRANTY DEED

State of Tennessee)
County of ~~Davidson~~ Rutherford)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of January, 2007

DONNA F. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: 1/19/10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHNSON CONSTRUCTION GROUP, LLC (NAME)	New Owner (NAME)	150-12-0C-030.00 CO
406 Noel Lane (ADDRESS)	(ADDRESS)	
Smyrna, TN 37167 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MT. VIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHNSON CONSTRUCTION GROUP, LLC** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being all of Lot No. 30, on the Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended by Instrument to Amend Final Subdivision Plat of record in Instrument No. 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING part of the same property conveyed to MT. VIEW, LLC by Warranty Deed dated September 18, 1998 of record in Book 11121, Page 164, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020108-0002714 and re-recorded in Instrument No. 20020122-0008596, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved property known as: 501 Homey Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 3rd day of January, 2007

MT. VIEW, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
HOMEY AMINMADANI, CHIEF MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **HOMEY AMINMADANI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER of **MT. VIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), a Tennessee LIMITED LIABILITY COMPANY, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of January, 2007.

My Commission Expires: 03/31/07

_____
Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.