Davidson County DEEDWARR
Recvd: 01/29/07 11:23 2 pgs
Fees:13.00 Taxes:458.00

20070129-0011585

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 45123

WARRANTY DEED

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS **$123,800.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 25 DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
EHIS MURPHY **3001 Hamilton Church Road, #437** **Antioch, Tennessee 37013**		**P/O 163-388**

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 **R. J. YORK HOMES, LLC, a Limited Liability Company**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EHIS MURPHY**

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 437, together with the appurtenant interest in the common elements of Hamilton Crossings Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20040212-0016945, Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached to the aforementioned amendment in Instrument No. 20060206-0014793.

Being the same property conveyed to R. J. York Homes, LLC, by Quitclaim Deed from J. D. Eatherly of record in Instrument Number 20070129-0011584 **, 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, #437, Antioch, Tennessee 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 its hand this 25 day of January, 2007.

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 25 day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010