Send Tax Statements To:
Same

This Instrument Prepared By:
William P. Nelms, Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owners:
Signature Partnership, LLC
2722 Lascassas Pike
Murfreesboro, TN 37130

Map and Parcel Number:
P/O 174-00-0-017.00

Davidson County DEEDWARR
Recvd: 02/07/07 11:35 2 pgs
Fees:13.00 Taxes:499.50
20070207-0016027

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CANE RIDGE FARMS, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has this day bargained and sold and does hereby transfer and convey unto **SIGNATURE PARTNERSHIP, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, forever, the following described real estate of Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being all of Lot Nos. 259, 260 & 262, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, according to plat appearing of record in Instrument Number 20060601-0064580, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Cane Ridge Farms, LLC a Tennessee limited liability company, by General Warranty Deed from JL Investments, LLC a Tennessee limited liability company, dated April 13, 1999, appearing of record in Book 11431, page 163, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants contained in Instrument of record in Declaration of Covenants, Restrictions and Conditions in Instrument No. 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603; 20041102-0131848; By-Laws of record in Instrument No. 20000905-0087103; Easement to Metro of record in Book 5078, Page 476; Easement to U. S. A. of record in Book 4420, Page 36; Easement to United Telephone of record in Instrument No. 20020123-0009340 and 20060607-0067535; Charter of HOA of record in Instrument No. 20010815-0088360; Transmission Line Easement in Book 4428, Page 565; to any and all matters shown on said plat of record in Instrument No. 20060601-0064580, of said Register's Office.

This is unimproved property known as Lot Nos. 259, 260 & 262, Cane Ridge Farms - Phase VI, Section 3, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantees; and Grantor further covenants and binds itself, its successors

and assigns to forever warrant and defend the title to the said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of February, 2007.

CANE RIDGE FARMS, LLC, a Tennessee limited liability company

By: Shane McFarland, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Shane McFarland, 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 Authorized Agent of Cane Ridge Farms, LLC, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Authorized Agent, by virtue of instrument appearing of record in Instrument Number 20050617-0069359, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 5th day of February, 2007.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES 8-16-08

NOTARY PUBLIC
My Commission Expires: _____

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this 5th day of February, 2007.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES 8-16-08

NOTARY PUBLIC
My Commission Expires: _____

Mail After Recording To:
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