Davidson County DEEDWARR
Recvd: 02/20/07 14:09 3 pgs
Fees:18.00 Taxes:1391.20
20070220-0020884

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
1850 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

LIMITED WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Harvest Homes, LLC **103 Sunset Street** **LaVergne, Tennessee 37086**	(Same)	176.05-OC-010.00-CO; 176.05-OC-011.00-CO 176.05-OC-012.00-CO; 176.05-OC-014.00-CO 176.05-OC-015.00-CO; 176.05-OC-025.00-CO 176.05-OC-002.00-CO; 176.05-OC-013.00-CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Umbrella Investment Corporation**, a Tennessee corporation (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Harvest Homes, LLC**, a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, those certain parcels of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right of access of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said parcels, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lots 2, 10, 11, 12, 13, 14, 15 and 25 as shown on the map entitled Final Plat Waterbrooke, of record as Instrument No. 20050914-0110516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Umbrella Investment Corporation, by deeds of record as Instrument Nos. 20040218-0018584, 20040901-0106103, and 20040901-0106106, said Register's Office.

This is unimproved property commonly known as: **Lots 2, 10, 11, 12, 13, 14, 15 and 25, Waterbrooke Subdivision, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to

encumber the Property; that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise. Notwithstanding the foregoing, this conveyance is expressly subject to the following matters: (1) Davidson County property taxes for 2007 and thereafter, a lien not yet due and payable, (2) All matters shown on the final plat for Waterbrooke Subdivision of record as Instrument No. 20050914-0110516 in the Register's Office for Davidson County, Tennessee, (3) Declaration of Restrictive Covenants for Waterbrooke Subdivision and Bylaws of the Waterbrooke Homeowner's Association, Inc. of record as Instrument No. 20050929-0117387, said Register's Office as the same may be amended from time to time, (4) Charter of Waterbrooke Homeowner's Association, Inc. of record as Instrument No. 20050930-0117672, said Register's Office, (5) Stormwater Detention Agreement of record as Instrument No. 20040817-0099381, said Register's Office, (6) Quitclaim Deed for Open Space of record in Instrument No. 20061017-0128575.

IN WITNESS WHEREOF, this Limited Warranty Deed is executed by the undersigned President of the Grantor as of the 7th day of February, 2007.

UMBRELLA INVESTMENT CORPORATION,
a Tennessee corporation

By: _____
Justin A. Cutler
Its: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Justin A. Cutler**, 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 President of **Umbrella Investment Corporation**, the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

Witness my hand and seal, at office in Nashville, Tennessee this 7th day of February, 2007.

Abigale L. Pierce
Notary Public
My commission expires: 9-25-10

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $376,000.00.

Affiant

Sworn to and subscribed before me this
7th day of February, 2007.

Notary Public
My Commission Expires: march 21, 2010

YOLONDA VELLEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010