271-070

Davidson County DEEDWARR
Recvd: 04/11/07 10:02 2 pg
Fees:13.00 Taxes:665.63
20070411-0043185

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of March, 2007 by and between **StoneMark Homes, LLC**, hereinafter referred to as GRANTOR, and **Foday Kamara and Massa Kamara, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Property being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 209 on the Plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805, as amended in Instrument 200311240170362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This conveyance is subject to the following:

1) All matters appearing on the plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805 as amended in Instrument No. 20031124-0170362, Register's Office for said County. 2) Restrictions of record in Instrument No. 200310020145846 as amended in Instrument No. 200312180180508 and Instrument No. 200410080121636, Register's Office for said County. 3) Storm water storm detention agreement of record in Instrument No. 200301150006324, Register's Office for said County
Being the same property conveyed unto StoneMark Homes, LLC by Quitclaim Deed from Eatherly Properties being recorded simultaneously herewith of record in Instrument Number 20070411 0043183, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Eatherly Properties by Special Warranty Deed from Starwood Properties Five, Limited Partnership, a Tennessee Limited Partnership, (also known as Starwood Properties Five, L.P.), dated December 23, 2003, recorded December 29, 2003, of record in Instrument 200312290183114, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1233 Canyon Ridge Court, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

StoneMark Homes, LLC

By: _____
Robert A. Yeatman, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Holly Paul, a Notary Public of said State and County aforesaid, personally appeared **Robert A. Yeatman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **StoneMark Homes, LLC**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin. TN, this the 30th day of March, 2007.

Holly Paul
Notary Public MY COMMISSION EXPIRES
My Commission Expires: NOVEMBER 22, 2010

HOLLY PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
Foday Kamara and Massa Kamara
1233 Canyon Ridge Court, Antioch, TN 37013

Send Tax Statements to:

Regions Mtg.
2050 Parkway Office Cir.
Birmingham AL 35244

Map & Parcel 149.07-0B-039.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $179,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of March, 2007.

Holly Paul
Notary Public MY COMMISSION EXPIRES NOVEMBER 22, 2010
My Commission Expires:

HOLLY PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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