3 of 36
22548

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $258,900.00.

Christine L Lockridge
Affiant

Subscribed and sworn to before me, this 13th day of June, 2007.

Todd A. Bricker
Notary Public

My Commission Expires:

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/14/07 15:16 2 pgs
Fees:13.00 Taxes:957.93
20070614-0071505

Address New Owner:
Jason Lockridge
7242 Riverland Drive
Antioch, TN 37221

Send Tax Bills To:
SAME as new owner

Map & Parcel:
126-16-A-623.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Craig Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason F. Lockridge and wife, Christine L. Lockridge,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 378 on the Final Plat of Riverwalk, Phase 4-C, of record in Instrument No. 20060328-035052, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Craig Company, a Tennessee corporation by deed from Riverwalk Development Partners, Inc, a Tennessee corporation, of record in Instrument No. 20061016-0128073, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and Instrument No. 20040506-0051985, said Register's Office.
2. By-Laws of record in Instrument No. 20011105-0121083, said Register's Office.
3. Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, said Register's Office.
4. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.
5. Subject to all matters on plan of record in Instrument No. 20050707-0077607, said Register's Office.
6. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040806-0103240, said Register's Office.
7. Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, said Register's Office.
8. Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, said Register's Office.
9. Subject to Charter Right of Way for CSX Transportation Railroad.
10. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of

Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.

11. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register's Office.

12. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

13. Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.

14. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, said Register's Office.

15. Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121 Chancery Court of Davidson County, Tennessee.

16. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 7242 Riverland Drive, Antioch, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of June, 2007.

The Craig Company

By: Amber Pratt
Amber Pratt V.P.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Amber Pratt, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself/herself to be the Vice-President of The Craig Company, the bargainor, a Tennessee Corporation, and that he/she as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself/herself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 13th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 1/12/09

