| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Equitable Title & Escrow, LLC**<br>**7287 Carothers Road**<br>**Nolensville, Tennessee 37135**<br><br>**Record & Return To:**<br>**Equitable Title & Escrow, LLC**<br>**ETE File No. 2007060003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $107,000.00.<br>Affiant<br>Subscribed and sworn to before me this 29th day of June, 2007.<br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 22, 2007

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Capstone Homebuilders Group, LLC<br>P.O. Box 3103<br>Brentwood, TN 37024 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>p/o 188-179 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wood Ridge Development, Inc.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Capstone HomeBuilders Group, LLC** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Lot 1 Carothers Crossing, Nolensville, TN 37135

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 29th day of June, 2007.

Wood Ridge Development, Inc.

BY:_____
Don B. Smithson, President

Davidson County DEEDWARR
Recvd: 07/25/07 12:47 2 pgs
Fees:13.00 Taxes:395.90
20070725-0088236

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared Don B. Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Wood Ridge Development, Inc., the within named bargainor, a Tennessee Corporation, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President

Witness my hand, at office, this 29th day of June, 2007.

Notary Public

My Commission Expires: 9/22/07

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 22, 2007

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Carothers Crossing, Phase 1, as of record in Instrument No. 20070614-0071367, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Wood Ridge Development, Inc., a Tennessee corporation, by deed from Wood Ridge Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060605-0065673, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2007, a lien, but not yet due and payable. Map and Parcel 188-179
2. Charter of Incorporation of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Instrument No. 20070614-0071367, Register's Office for Davidson County, Tennessee.
4. Easement for pipeline of record in Book 4558, Page 484, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Instrument No. 20060407-0040185 and Instrument No. 20060526-0062228, Register's Office for Davidson County, Tennessee.
6. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
7. Declarations of Covenants, Conditions and Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076582, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.
9. Covenants, Conditions, Restrictions and Agreements, including the agreements to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Carothers Crossing of record in Instrument No. 20070627-0076581, Register's Office for Davidson County, Tennessee.