WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$205,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1st DAY OF JULY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-4-2010

(AFFIX SEAL)

MELISSA WOODWARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/06/07 14:00 2 pgs
Fees:13.00 Taxes:758.50
20070806-0093459

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Jamar D. Jackson	**SAME** Same	**150-16-O-A-135.00**
3437 Whitesail Ct.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF **$205,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Grand Developers, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Jamar D. Jackson and wife Tiffany Jackson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 89 on the Final Plat of Windhaven Shores, Section Four of record in Instrument No. 20041222-0152517, Register's Office for Said County, to which plat reference is made for a more complete description.

Being the same property conveyed to H & B Builders LLC by Warranty Deed from Windhaven Shores, Inc. dated 07-29-05 and filed for record 08-01-05 in Instrument No. 20050801-0089337, said Register' s Office for Davidson County, Tennessee.

Being the same property further conveyed to Grand Developers, LLC by Quitclaim Deed from H & B Builders, LLC dated 06/26/07 and filed for record on 06/27/07 in Instrument # 20070627-0076538, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **3437 Whitesail Ct.**
Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of **July, 2007**

Grand Developers, LLC
BY: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Phillip Sandon, with whom I am personally acquainted (or proved to r on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Grand Developers, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at Davidson County, **Tennessee.**

This 11th day of **July, 2007.**

Melissa Woodward
Notary Public

My Commission Expires: 7-24-2010

MELISSA WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY