#10100 32248

Davidson County DEEDWARR
Recvd: 09/27/07 11:30 3 pgs
Fees:18.00 Taxes:4025.60
20070927-0115328

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19th day of September, 2007, by and between, **LATTING ROAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, party of the first part, and **GRAND DEVELOPERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the Civil District of Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, on the Plan of Heritage Hills Townhomes, Phase 1, as described by the Master Deed of Heritage Hills Townhomes recorded as Instrument No. 20070821-0100155, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part the same property as conveyed to LATTING ROAD PARTNERS, LLC, by Deed recorded at Instrument Number 20060524-0060884, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Master Deed at Instrument No. 20070821-0100155; Stormwater Detention Agreement at Instrument No. 20060503-0050829; and Declaration Of Easements at Instrument No. 20061227-0159081; and the 2007 property taxes; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

LATTING ROAD PARTNERS, LLC

BY: _____

ITS: DAVID MILLER, CHIEF MANAGER

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared LATTING ROAD PARTNERS, LLC, a Tennessee limited liability company, by and through DAVID MILLER, as Chief Manager of LATTING ROAD PARTNERS, LLC, with whom I am personally acquainted and who, upon oath, further acknowledged that, being duly authorized so to do, DAVID MILLER, as Chief Manager executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of LATTING ROAD PARTNERS, LLC, a Tennessee limited liability company.

WITNESS my hand, at office, this 19th day of September, 2007.

My Commission Expires:
4/29/08

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

TAM ESCROW & TITLE, LLC
8130 COUNTRY VILLAGE DR. #101
CORDOVA, TN 38016

MAIL TAX BILLS TO:
Grand Developers, LLC
139 Charter Place
LaVergne, TN 37086

PROPERTY OWNER & ADDRESS:

Grand Developers LLC
139 Charter Place
LaVergne, Tn. 37086

PART OF PARCEL #07601008300

PROPERTY ADDRESS: VACANT LAND

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $1,088,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF September, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-2011

F:\WPDOCS\WAL\RUSCO\HERITAGE\GRAND DEVELOPERS DEED

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RECORDING INFORMATION

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

