WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/07 09:38 2 pgs
Fees:13.00 Taxes:666.00

20070928-0115640

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Ashland Group, LLC	SAME	PART OF MAP 56 PAR 62
(NAME) 311 Plus Park Blvd., Suite 270	(NAME)	For 2008: Map 067-00-0
(ADDRESS) Nashville, TN 37217	(ADDRESS)	Parcel 155.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROGER D. GARLAND, a married man**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ASHLAND GROUP, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the 1st Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Daniel Boone Log Homes of record in Instrument No. 20070911-0108878, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

This conveyance is made SUBJECT TO the 50-foot Cross Access Easement as shown on the plat of record in Instrument No. 20070911-0108878, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance are all those rights in and to that Restrictive Covenants, Maintenance, and Access Agreements as applicable to the Final Plat of Daniel Boone Log Homes of record in Instrument No. 20070928-0115639, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Roger D. Garland by deeds of record Book 11357, page 539, Book 11357, page 541, and Book 10336, page 730, and Book 10336, page 734, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

By virtue of those certain "Greenbelt" Applications of record in Book 10447, page 134, and Book 10447, page 135, said Register's Office, the Grantor herein acknowledges responsibility for any rollback taxes which may be assessed by virtue of the conveyance this date.

Grantor herein assumes the responsibility of the payment of the 2007 Real Property Taxes.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 forever 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.

RDG

Witness my hand this 20th day of September, 2007.

ROGER D. GARLAND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ROGER D. GARLAND the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008