Davidson County DEEDWARR
Recvd: 10/03/07 13:23 2 pgs
Fees:13.00 Taxes:1437.11
20071003-0117963

WARRANTY DEED

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 388,408.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
The Jones Company of Tennessee	New Owner	Parcel ID:
1221 Liberty Pike		098060A154CO,
Franklin, TN 37167		098060A160CO 098060A166CO 098060A168CO**

FOR AND IN 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, we

Bridgewater Hermitage, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

The Jones Company of Tennessee

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 138, 144, 150, 152, 158, 163 and 165 on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is here by made for a more complete description.

Being the same property conveyed to Bridgewater Hermitage, LLC, by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F. E. Smith, Jr., Annie Pearl Sanders Smith, and Edward Ewing Smith, of record in Instrument 20041215-0149116, said Register's Office.

This conveyed is subject to Restrictions and By-Laws of record in Instrument 20051024-0128043, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors, (2) all matters appearing on the Plan of record in Instrument 20061207-0151485, said Register's Office; (3) T.V. A. Easement of record in Book 1291, page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 200502220019150, said Register's Office.

**098060A174CO, 098060A179CO, 098060A181CO

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as Lots 138,144,150,152,158,163 & 165, Hermitage, TN 37076

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.

Witness my hand this 1st day of October, 2007.

Bridgewater Hermitage, LLC

BY: Chief Manager
Frank C. Batson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Bridgewater Hermitage, LLC, the within named bargainer, and corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank C. Batson as such Chief Manager.

Witness my hand and official seal this 1st day of October, 2007.

My Commission Expires: 11-22-10

Notary Public

