Send Tax Statements To:
NEW OWNERS_____
_____
_____

This Instrument Prepared By:
Cope, Hudson, Scarlett, Reed & McCreary, PLLC
StoneCrest Title & Escrow Co., LLC
2140 N. Thompson Lane, Suite 201
Murfreesboro, TN 37129

Name and Address of New Owners:
Signature Partnership, LLC
2722 Lascassas Hwy.
Murfreesboro, TN 37130

Map and Parcel:
183-05-OA-268.00

Davidson County DEEDWARR
Recvd: 12/05/07 08:52 2 pgs
Fees:13.00 Taxes:915.75

20071205-0140626

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, **ROD R. KHOTHSYMUONG AND WIFE, PAMELA N. KHOTHSYMUONG**, hereinafter called the GRANTORS, have this day bargained and sold and do hereby transfer and convey unto **SIGNATURE PARTNERSHIP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTEE, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 462, on the Plan of October Woods, Phase 4, Section 7-A, a Planned Unit Development, of record in Instrument No. 200009070088379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Rod R. Khothsymuong and wife, Pamela N. Khothsymuong, by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership, dated 8/29/01, appearing of record in Instrument No. 20010905-0096000, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants contained in instrument of record in Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, Book 11477, page 748 and Instrument No. 20001003-0097964; Easement to United Telephone in Book 10766, page 666; Easement to State of Tennessee in Book 8443, page 79; Charter of Homeowner's Association in Book 9840, page 259; Stormwater Detention Agreement in Book 11367, page 161; Quitclaim Deed to Homeowner's Association in Instrument No. 20000425-0041127; Deed to Metro in Book 7674, page 508; By-Laws in Book 9840, page 267; to any and all matters shown on said plat of record in Instrument No. 20000907-0088379; of said Register's Office.

This is improved property known as 5625 Craftwood Court; Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantee, it's heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee; and Grantors further covenant and bind themselves, their heirs and assigns to forever warrant and defend the title to the said real estate to the Grantee, it's heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 OUR HANDS, this 30th ~~day of November~~, 2007.

Rod R. Khothsymuong

Rod R. Khothsymuong

Pamela N. Khothsymuong

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rod R. Khothsymuong and wife, Pamela N. Khothsymuong, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 30th day of November, 2007.

LESLIE HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:
June 19, 2011

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $247,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this 30th day of November, 2007.

LESLIE HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:
June 19, 2011

NOTARY PUBLIC
My Commission Expires: _____