File No. 271200547

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/08 08:23 2 pgs
Fees:13.00 Taxes:162.43

20080109-0002452

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-24-11

DANA L. DOAN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timber Oak Properties, LLC	**NEW OWNER**	164-10-0A-448.00CO
(NAME)	(NAME)	
6012 ELIJAH COURT		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Summerfield Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timber Oak Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 184, on the Final Plat, Village Eleven Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20060718-0086557, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Summerfield Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated June 17, 1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Stormwater Detention Agreement of record in Instrument No. 20000113-0004777; Utility Easement of record in Instrument No. 20000824-0083643; Restrictive Covenants of record in Deed Book 11588, Page 484, Deed Book 11648, Page 662, Deed Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046261, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168 and Instrument No. 20060724-0089079; Charter of Homeowner's Association as shown of record in Deed Book 11648, Page 660 and Instrument No. 20010326-0028531; All matters shown on the plan of record in Instrument No. 20060718-0086557; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 605 Summerbreeze Lane, Antioch, TN 37013
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 27th day of December, 2007.

Summerfield Development, LLC

By: _____
John Harney, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Summerfield Development, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 27th day of December, 2007.

Commission expires: 8-16-09

Bethany Jones
Notary Public

File Number: 271200547

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

BETHANY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY