This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

MATT RATLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $211,700.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2008.

Notary Public

My Commission Expires: 1-9-12

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Jeremy D. Roper 2553 Kanlow Drive Antioch, TN 37013	SAME	174-110-A-372.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **The Craig Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy D. Roper and wife, Maegan H. Roper,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 289 on the Final Plat, Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to The Craig Company by deed from Cane Ridge Farms, LLC, dated March 24, 2005, of record in Instrument No. 20050328-0032810, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20000905-0087103; amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; and Instrument No. 20040319-003160, and amendment in Instrument No. 20041102-0131848, said Register's Office.
2. By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.
3. Charter of Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105, said Register's Office.
4. Agreement for Dedication of easement for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476, said Register's Office.
5. Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.
6. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office.
7. Subject to all matters on plan of record in Instrument No. 20050209-0015098, said Register's Office.
8. Easement of Right of Way granted to USA in Book 4428, Page 565, said Register's Office.
9. Easement for right of way to Metropolitan Government of record in Book 5078, Page 476, said Register's Office.
10. Conveyance of Open Space to Homeowner's Association of record in Instrument No 20010815-0088361, said Register's Office.
11. Sanitary Sewer and Drainage easement in Instrument No. 20010300-1072141, said Register's Office.
12. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

Davidson County DEEDWARR
Recvd: 03/03/08 10:33 2 pgs
Fees:13.00 Taxes:783.29
20080303-0020669

This is improved property known as: 2553 Kanlow Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of February, 2008.

The Craig Company

By: Amber Pratt
Amber Pratt, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Amber Pratt,** with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Vice-President of The Craig Company, the bargainor, a Tennessee Corporation, and that she as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by herself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 27th day of February, 2008.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Return to:
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543