Return to: FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214

Send Tax Statements To:
Kimberly Ames
3017 Katonka Dr.
Antioch, TN 37013

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 Owner:
Kimberly Ames
3017 Katonka Drive
Antioch, TN 37013

Map and Parcel Number:
174110A4600CO

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/08 10:05 2 pgs
Fees:13.00 Taxes:862.10
20080430-0043887

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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SIGNATURE PARTNERSHIP, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has this day bargained and sold and does hereby transfer and convey unto **KIMBERLY AMES AND JEFFERY L. AMES, A MARRIED COUPLE**, hereinafter called the GRANTEES, their heirs and assigns, forever, that certain parcel of real estate located in the Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 262, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, a plat appearing of record in Instrument No. 20060601-0064580, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Signature Partnership, LLC, a Tennessee limited liability company, by Warranty Deed from Cane Ridge Farms, LLC, a Tennessee limited liability company, dated 2/5/07, appearing of record in Instrument No. 20070207-0016027, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603 and Instrument No. 20041102-0131848; By-Laws in Instrument No. 20000905-0087103; Easement to Metro for Water Main in Book 5078, page 476; Easement to United Telephone Company in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535; Transmission Line Easement in Book 4428, page 565; Easement to USA in Book 4420, page 36; Charter of Cane Ridge Farms Homeowner's Association, Inc. in Instrument No. 20010815-0088360; to any and all matters shown on said plat of record in Instrument No. 20060601-0064580; of said Register's Office.

This is improved property known as 3017 Katonka Drive; 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2008 real property taxes which have been prorated between the parties and are assumed by the Grantees; and Grantor further covenants and binds itself, its successors and assigns to forever warrant and defend the title to the said real estate to the Grantees, their 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28th day of April, 2008.

SIGNATURE PARTNERSHIP, LLC, a Tennessee limited liability company

By: Mandy R. Collins, Authorized Signator for Daniel Esquibel, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Mandy R. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the Authorized Signator of Signature Partnership, LLC, a Tennessee limited liability company, and that as such Authorized Signator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Authorized Signator, by virtue of instrument appearing of record in Instrument No. 20080311-0024331, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 28th day of April, 2008.

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 $233,000.00, 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 28th day of April, 2008.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

NOTARY PUBLIC
My Commission Expires: 9-19-09