WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/08 15:16 2 pgs
Fees:13.00 Taxes:296.00

20080717-0073612

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 20[illegible]
(AFFIX SEAL)

ANN WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Touchstone Builders, Inc.	Touchstone Builders, Inc.	MAP 181-10-0-D, PARCEL 42.00
(NAME)	(NAME)	
6121 Nolensville Pike	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GSH Development, LLC, a limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Touchstone Builders, Inc., a Tennessee Corporation**, 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 Lot No. 42 on the plan of Jackson Valley Subdivision, Section One, of record in Instr No. 20070808-0094664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to GSH Development, LLC, a limited liability company by deed from Jesse M. Roland, an unmarried man, dated 2/10/05, of record in Instr. No. 20050215-0017124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, which are a lien not yet payable. Subject to "roll back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provision of T.C.A. 67-654 thru 67-656. Subject to all matters as set out on the plan of record in Instr No. 20070808-0094664, Declaration of Covenants, Conditions, and Restrictions as set out in Instr. No. 20070322-0035003, Charter of Jackson Valley Homeowners Association as set out in Instr. No. 20051007-0121055, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to Storm Water Detention Agreement as set out in 20060512-0055724, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 408 Highpoint Terrace, Brentwood, TN 37027
(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 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 16th day of July, 2008.

GSH Development, LLC

By:
Douglas Schenkel, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Douglas L. Schenkel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is the Managing Member of GSH Development, LLC, a limited liability company, the bargainors, and who acknowledged that he being authorized as such Chief Manager, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of July, 2008.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

