PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 10:05 2 pgs
Fees:13.00 Taxes:1031.56
20080718-0073744

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,800.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2008

E. Mannix
Notary Public:

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBER |
|---|---|---|
| Deana A. Farris | NEW OWNER | Parcel ID: |
| 905 Apple Blossom Ct. | | 182120A15300CO |
| Cane Ridge, TN 37013 | | |

FOR AND IN 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

**Prater Construction, LLC**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Deana A. Farris, unmarried and Larry N. Hamm, unmarried, tenants in common with the right of survivorship**
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. 343, on the Plan of Phase 6, Section 6, Apple Valley, of record in Instrument 20070205-0014781, amending Instrument 20070125-0010053, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Prater Construction LLC, a Tennessee limited liability company, by deed from Designer Homes, G.P., of record in Instrument 20070329-0037513, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 905 Apple Blossom Ct., Cane Ridge, TN 37013

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 11th day of July, 2008.

Prater Construction, LLC

BY: Larry Prater
Larry Prater
Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry Prater with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member respectively of Prater Construction, LLC, the within named bargainer, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Larry Prater as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.