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TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Send Tax Statements To:
New Owner

Davidson County DEEDWARR
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Fees:18.00 Taxes:711.42
20081230-0123698

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
April E. Stewart
504 Shoreline Lane
Antioch, TN 37013

From Information Furnished By
The Parties

Map 164-08-0C-110.00CO

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HARVEST HOMES, LLC., a Tennessee Limited Liability Company**, has this day bargained and sold and does hereby transfer and convey unto **APRIL E. STEWART, Unmarried,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 20, on the plan of Final Plat, Section III, Hamilton Chase, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20070517-0059303, as corrected in Instrument Number 20051031-0131368; Surveyor's Certificate of Correction(s) of record in Instrument Number 20070723-0087046, and in Instrument Number 20070529-0063683; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Harvest Homes, LLC, a Tennessee Limited Liability Company, by deed from T.F. Homes, LLC, a Tennessee Limited Liability Company, dated May 31, 2007, appearing of record in Instrument Number 20070613-0070591; Affidavit in Correction of Legal Description of record in Instrument Number 20080123-0007221, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20050728-0087946, and amended in Instrument Number 20051031-0131315; By-Laws of record in Instrument Number 20050728-0087946, and amended in Instrument Number 20051031-0131315; Easement to Tennessee Telephone Company of record in Instrument Number 20060707-0081733; Charter of Homeowners Association of record in Instrument Number 20060914-0113689; Storm Water Detention Agreement of record in Instrument Number 20040102-0000420; Road Agreement and Sewer Agreement of record in Instrument Number 20040416-0043248; and to any and all matters shown on said plat and survey of record in Instrument Number 20070517-0059303, as corrected in Instrument Number 20051031-0131368; Surveyor's Certificate of Correction(s) of record in Instrument Number 20070723-0087046, and in Instrument Number 20070529-0063683; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **APRIL E. STEWART, Unmarried,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee 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 Grantor.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23rd day of December, 2008.

**HARVEST HOMES, LLC,**
**a Tennessee Limited Liability Company**

**BY:** _____
**William T. Oldham, Chief Manager**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William T. Oldham**, 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 **HARVEST HOMES, LLC, a Tennessee Limited Liability Company**, the bargainor, and that he as such **Chief Manager**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 23rd day of December, 2008.

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 6-21-09

# AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,275.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sallie Allen
AFFIANT

SWORN to and subscribed before me,
~~this~~ the 23rd day of December, 2008.

Rhonda D Davis
NOTARY PUBLIC
My Commission Expires: 6-21-09

RHONDA D. DAVIS
NOTARY PUBLIC
My Comm. Expires June 21, 2009
AT LARGE
RUTHERFORD COUNTY, TN