Davidson County DEEDWARR
Recvd: 02/03/09 11:28 3 pgs
Fees:18.00 Taxes:902.31
20090203-0009136

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

Send Tax Statements To:
New Owner

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:
John Coulter
109 Blackpool Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map 173-10-0C-045.00CO

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 **JOHN COULTER and ANGELA COULTER, husband and wife,** their 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 known as all of Lot Numbered ~~forty four~~ One Hundred (144) of Final Plat, Delvin Downs, Phase I, as the same appears of record in Instrument Number 20070807-0094328, 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 Urban Land Development, LLC, a Tennessee Limited Liability Company, dated August 30, 2007, appearing of record in Instrument Number 20070904-0105686, 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 Number 20070807-0094340; Stormwater Detention Agreement of record in Instrument Number 20060406-0039484; Charter of Delvin Downs Homeowner's Association, Inc., a Tennessee Corporation of record in Instrument Number 20070824-0101501; all matters shown on said plat and survey of record in Instrument Number 20070807-0094328; 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, **JOHN COULTER and ANGELA COULTER, husband and wife,** their 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 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

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 29th day of January, 2009.

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 29th day of January, 2009.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN

Zoila K. Estes
NOTARY PUBLIC
My Commission Expires: 04-19-2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $243,868.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Coulter
AFFIANT

SWORN to and subscribed before me,
this the 29th day of January, 2009.

Zoila K. Estes
NOTARY PUBLIC
My Commission Expires: 04-19-2010

