WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/09 10:27 2 pgs
Fees:13.00 Taxes:965.33

20090312-0022331

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

STATE OF TENNESSEE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,900.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBORAH GAIL JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Greer	Same	126-16-0-A
(NAME)	(NAME)	(MAP)
6260 Rivervalley Drive		53500 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Jones Company of Tennessee, L.L.C.**, a Missouri limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James T. Greer and spouse, Jane M. Greer**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Final Plat of Riverwalk, Phase 3C, of record at Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, and Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Riverwalk Development Partners, Inc., a Tennessee corporation, by deed from Adelaide S. Robb, Johnie Mai Davis, and Adelaide S. Robb and Johnie Mai Davis, as Trustees under the Will of Hilda Ray Willard, deceased, dated April 23, 2001, of record in Instrument No. 20010425-0040967, and further conveyed to The Jones Company of Tennessee LLC, a Missouri limited liability company, by deed from Riverwalk Development Partners, Inc., a Tennessee corporation, of record in Instrument No. 20080812-0082788, Register's Office for Davidson County, TN.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20050706-0077607, amended in Doc. No. 20060104-0001187 and Doc. No. 20070330-0038464 said Register's Office, to which plan reference is hereby made for a more complete description; Stormwater Detention Agreement of record in Doc. No. 20040826-0103240, said Register's Office; Landscape Agreement of record in Doc. No. 20010919-0101280, said Register's Office; Declaration of record and utility access easements of record in Doc. No. 20010706-0072536, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20011105-0121083, Doc. No. 20020424-0050565, Doc. No. 20040430-0049313, Doc. No.. 20040506-0051985, Doc. No. 20060320-0031638 and By-Laws in Doc. No. 20011105-0121083, Doc. No 20061214-0154502 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is ( ) unimproved (X) improved property, know as: 6260 Rivervalley Drive, Nashville, Tennessee 37221

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/our hand(s) this 9th day of March, 2009.

The Jones Company of Tennessee, L.L.C.

By: _____
Deborah P. Buford, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of March, 2009.

_____
Notary Public

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/18/09