BILL GARRETT, Davidson County
Trans: T20090025076 DEEDWARR
Recvd: 04/16/09 08:56 2 pgs
Fees:13.00 Taxes:111.00

20090416-0034426

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Hillary Torrence
Affiant

Subscribed and sworn to before me on this 14th day of April, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-25-2012

LAURA LANE SHAW
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

**WARRANTY DEED**

This Instrument Was Prepared By:
**PARTNERS TITLE OF TENNESSEE, LLC**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harmony Home Builders, LLC | Harmony Home Builders, LLC | |
| (NAME) | (NAME) | |
| 2053 Sherbrook Lane | 4990 Timber Trail Dr. | Map and Parcel<br>180-04-0-A-89 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Mt. Juliet TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PMD Properties, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harmony Home Builders, LLC, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land located in Davidson County, Tennessee, being Lot No. 144 on the Plan of Highland Creek, Section Three, as of record in Instrument No. 20011211-0136446, and Revised in 20030716-0099524, Plan of Highland Creek, Revision One, Section Three, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description.

Being the same property whereas, J. Brad Scarbrough, a resident of Davidson County, Tennessee, has been appointed Successor Trustee by PMD Properties, LLC, the owner and Holder of said Indebtedness, of record in Instrument No. 20090311-0022124, Register's Office for Davidson County, Tennessee.

Whereas the Deed of Trust was modified in Instrument No. 20030618-0083807, and then assigned to SRB Servicing, LLC, in Instrument No. 20081219-0121390 and then assigned to PMD Properties, LLC, ("HOLDER") in Instrument No. 20090310-0021569, all recorded of record in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Classic Homes BOS, LP from Holt Valley, a Tennessee general partnership by Warranty Deed dated June 04, 2003, of record in Instrument No. 20030605-0078083, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2053 Sherbrook Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and

bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

PMD Properties, LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mikel Hunsucker with whom I am personally acquainted and who proved himself/herself to be the President of PMD Properties, LLC, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2009.

LAURA LANE SHOW
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

_____
Notary Public

My Commission Expires: 7/25/12