WARRANTY DEED

P-KW-08-0501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-

(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Ratcliff, II	W. R. Starkey Mortgage, LLP	
501 Landmark Ct.	(NAME) 5055 W. Park Blvd, Ste 300	147-11-137.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Plano, TX 75093	147-11C-019.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MERIDIAN CONSTRUCTION COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT M. RATCLIFF, II, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain Townhouse Units located in Davidson County, Tennessee, being Unit Nos. 19 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and further amended in Instrument No. 20080305-0022273 and Instrument No. 20081230-0123435, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Units, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being part of the same property conveyed to David Lipscomb University, Trustee by deed from Ira T. Adams and James E. Adams, Jr., Executors of the Estate of James E. Adams, Sr., deceased of record in Book 8920, Page 390 on 04/01/1993 and filed for record on 04/20/1993, Register's Office for said County. David Lipscomb University is known as Lipscomb University pursuant to Amended and Restated Charter of record in Instrument 200604030037172, said Register's Office.
Being part of the same property conveyed to Meridian Construction Company, LLC by deed from Lipscomb University, Trustee f/k/a David Lipscomb University, Trustee of record in Instrument 200707130083861 on 07/10/2007 and filed for record on 07/13/2007, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 501 Landmark Ct., Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of July, 2009.

Meridian Construction Company, LLC

BILL GARRETT, Davidson County
Trans: T20090052873 DEEDWARR
Recvd: 08/04/09 15:09 2 pgs
Fees: 13.00 Taxes: 658.60
20090804-0073100

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2009, before me personally appeared Amy Teeters, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Meridian Construction Company, LLC, the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2009.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959