# WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,540.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2009

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| The Jones Company of Tennessee | New Owner | Parcel ID: |
| 2741 Alvin Sperry Pass | | 11030A04600CO |
| Mt. Juliet, TN 37122 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Lakeside Meadows, LLC**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**The Jones Company of Tennessee, LLC**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 46 on the Plan of Final Plat, Phase 2, Lakeside Meadows, of record in Instrument 20080512-0048984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Lakeside Meadows, LLC by deed from B & P Developments, Inc., of record in Instrument 20070328-0036959, said Register's Office. See also deed from Margaret Louise Felts, unmarried, in Instrument 20070328-0036961, and deed from Lucinda Renee Rice, Executrix of the Estate of Lucy Benson McCrary, of record in Instrument 20070328-0036963, said Register's Office.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Instr. 20080512-0048984, said Register's Office; and (3) Easement of record in Instr. 20070112-0005324, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2741 Alvin Sperry Pass, Mt. Juliet, TN 37122

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 hand this 17th day of August, 2009.

Lakeside Meadows, LLC
BY: _____
Frank C. Batson, President

BILL GARRETT, Davidson County
Trans: T20090060154 DEEDWARR
Recvd: 09/02/09 09:58 2 pgs
Fees: 12.00 Taxes: 0.00
20090902-0082287

BK/PG: 1367/717-718
09403467

| | |
|---|---|
| 2 PGS : AL - DEED | |
| MISTY BATCH: 174083 | |
| 08/19/2009 - 09:35 AM | |
| VALUE | 54540.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 201.80 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 214.80 |

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Lakeside Meadows, LLC the within named bargainer, and limited liability company, and that he as such 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 Frank C. Batson as such President.

Witness my hand and official seal this 17th day of August, 2009.

My Commission Expires: 11-22-10

Notary Public

