File No. 290900522

WARRANTY DEED

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harmony Homes of Tennessee, LLC	SAME	182060A40300CO
(NAME)	(NAME)	
1413 Kensington Sq Court Bldg A		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old Hickory Hills, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Harmony Homes of Tennessee, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 321, on the plan of Final Plat, Old Hickory Hills, Phase Three, Section Two, of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to OLD HICKORY HILLS LLC by deed from GRANITE DEVELOPMENT LLC of record in Instrument No. 20000203-0011193 on 12/30/1999 and filed for record on 02/03/2000, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to all matters as set forth per Instrument No. 20070516-0058484; Restrictions of record in Instrument No. 20020116-0006750; Storm Water Detention Agreement Easement of record in Instrument No. 20010306-0021333; Charter of Homeowner's Association as shown of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20090068776 DEEDWARR
Recvd: 10/08/09 10:24 2 pgs
Fees:13.00 Taxes:129.50

20091008-0093712

unimproved ☒

This is improved ☐ property, known as 9021 Ristau Drive, Antioch, TN 37013

(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, its successors and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds it successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 30th day of September, 2009.

Old Hickory Hills, LLC

By: _____

Mark Thomason, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mark Thomason, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of Old Hickory Hills, LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 30th day of September, 2009.

Commission expires: 3-20-2011

_____

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290900522

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129