THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09112276**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 1st day of December 2009. Notary Public My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20090081495 DEEDWARR
Recvd: 12/02/09 14:44 2 pgs
Fees:13.00 Taxes:629.00
20091202-0110411

WARRANTY DEED

Address New Owner: Roderick D. McDaniel and Antonia L. McDaniel 1213 Canyon Ridge Ct Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149070B03400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Synergy Properties LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roderick D. McDaniel and Antonia L. McDaniel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 204, PHASE 2, CANYON RIDGE SUBDIVISION, as shown on plat of record in Plat Book 9700, Page 805 as amended at Instrument No. 20031124-0170362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Synergy Properties LLC by Quitclaim Deed from James E. Cary and William J. Cary, both married men, recorded on the 10th day of November, 2008 in Instrument No. 20081110-0111109, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, CANYON RIDGE, as recorded in Plat Book 9700, Page(s) 805 and amended in PHASE TWO, CANYON RIDGE, as recorded at Instrument No. 20031124-0170362, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20031002-0145846, amended at Instrument Nos. 20031218-0180508 and 20041008-0121636 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter of Canyon Ridge Owners Association, Inc. recorded at Instrument No. 20041006-0120674.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030115-0006324.

Deed to Owners Association for Common Open Space recorded at Instrument No. 20041008-0121637.

Deed of Trust executed by Synergy Properties LLC in favor of Robert Perry, as trustee, to secure Civic Bank & Trust, recorded December 2, 2008 in Instrument 20081202-0116609, in the original principal sum of $125,120.00.

This is improved property located at 1213 Canyon Ridge Ct Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December 2009.

James E. Cary, Member, Member of Synergy Properties LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James E. Cary, with whom I am personally acquainted, and who acknowledged that he as a Member of Synergy Properties LLC, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County