WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100035259 DEEDWARR
Recvd: 06/10/10 09:24 2 pgs
Fees:13.00 Taxes:194.25
20100610-0044973

CAROL L. McARTHUR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 25, 2012

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harmony Home Builders, LLC	New Owner	173090B14400 CO
(NAME) 4990 Timber Trail Drive	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Greystone Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harmony Home Builders, LLC, a Tennessee limited liability company** 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 Lot 349, PHASE 3, SECTION 1, BARNES COVE, RS10 CLUSTER LOT SUBDIVISION, as shown on plat of record in Instrument No. 20060113-0005373, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Greystone Properties, LLC., a Tennessee limited liability company, by Warranty Deed from Paul E. Johnson, Jeffrey P. Johnson, Lori J. Kelley, as to a one-fourth undivided interest each, and Buford W. Carter and wife, Stacy J. Carter, as to a one-fourth undivided interest, recorded on the 4th day of April, 2001 in Instrument No. 20010404-0033132, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, SECTION 1, BARNES COVE, RS10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20060113-0005373, and Instrument Nos. 20021217-0155806 and 20040429-0048624; Terms and provisions of by-Laws of Barnes Cove Homeowners Association, Inc. recorded in Instrument No. 20021217-0155806; Charter of Barnes Cove Homeowners' Association recorded at Instrument Nos. 20021217-0155806 and 20021217-0155805; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20020201-0014182 and 20040413-0041473, Easement for Right of Way, recorded in Book 5215, Page 482, Easement for Ingress/Egress, recorded in Book 5385, Page 986, Drainage Easement as shown of record on Plat as recorded in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 6344 Sunnywood 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 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 8th day of June, 2010.

Greystone Properties, LLC, a Tennessee limited liability company

By: _____
Larry J. Hasty, Operations Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Larry J. Hasty, 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 Operations Manager of Greystone Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Operations Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Greystone Properties, LLC, a Tennessee limited liability company by Larry J. Hasty as such Operations Manager.

Witness my hand and official in Franklin, Tennessee, this 8th day of June, 2010.

_____
Notary Public

My commission expires:
Sept. 18, 2012

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012