File No. 1008343

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 $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Champion Builders, LLC	SAME	18200002800
(NAME)	(NAME)	
4636 Lebanon Pike #307		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **William Carl and wife, Christine Carl,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Champion Builders, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Rutherford** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 5th District of Davidson County, Tennessee, described according to a survey made by Robert E. Frances, Surveyor, dated June 25, 1980, revised September 29, 1982, as Tract 6 and further described as follows:

Beginning at a point in the easterly margin of Cain Ridge Road said point being south 16 degrees 21' East 88.2 feet of the southwest corner of the property conveyed to Joe Certo and wife, of record in Book 5957, page 484, Register's office for Davidson County, Tennessee this being the true point of beginning; thence leaving the easterly margin of Cain Ridge Road South 82 degrees 17' 30" East 1253.5 feet to a point; thence North 7 degrees 11' 46" East 463.79 feet to a point; thence South 72 degrees 41' 30" East 623.8 feet to a point; thence South 6 degrees 43' West 192.4 feet to a point; thence South 10 degrees 12' West 319.14 feet to a point thence North 72 degrees 41' 30" West 607.67 feet to a point; thence North 82 degrees 17' 30" West 1231.42 feet to a point in the easterly margin of Cain Ridge Road; thence with the easterly margin of Cain Ridge Road North 16 degrees 37' West 54.65 feet to the beginning.

Being the same property conveyed to William Carl and wife, Christine Carl by Warranty Deed of record in Instrument No. 20061204-0149136 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters set out in deed including but not limited to an easement of record in Book 2240, Page 110, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100051260 DEEDWARR
Recvd: 08/18/10 09:57 2 pgs
Fees:13.00 Taxes:769.60

20100818-0065228

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.

unimproved

This is improved ☒ property, known as 5868 Cane Ridge Road, 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 GRANTORS covenant with the said GRANTEE that they 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 GRANTORS further covenant and bind themselves, their heirs 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 my hand this 16th day of August, 2010.

William Carl

Christine Carl

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Carl and Christine Carl, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 16th day of August, 2010.

Commission expires: 3-20-2011

Notary Public

File Number: 1008343

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY