BILL GARRETT, Davidson County
Trans:T20100080556 DEEDWARR
Recvd: 12/22/10 12:14 2 pgs
Fees:13.00 Taxes:70.30
20101222-0101788

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Premier Custom Homes, Inc.
9050 Carothers Pkwy, #104
Franklin, TN 37067

SEND TAX BILL TO:
New Owner

MAP/PARCEL NO.
164-10-A 327CO

MORTGAGEE:
MidSouth Bank
One East College Street
Murfreesboro, TN. 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Billie Jo Josovitz, unmarried,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **Premier Custom Homes, Inc., a Tennessee corporation,** 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:

Being all of Lot No. 277, Final Plat, Village Six, Summerfield, according to plat and survey of same appearing of record in Instrument No. 20060928-0120376, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.

Being a portion of the same property conveyed to Capitol Homes, Inc., a Tennessee Corporation by Warranty Deed dated January 29, 2007, of record in Instrument No. 20070302-0025929, said Register's Office, and being further conveyed to Billie Jo Josovitz by Successor Trustee's Deed dated December 30, 2009, of record in Instrument No. 20091231-0118925, said Register's Office.

Said property is subject to By-Laws of Summerfield Homeowner's Association, Inc. of record in Book 11648, page 662, and amended by Instrument No. 20010504-0046261; Charter of Summerfield Homeowner's Association, Inc. of record in Book 11648, page 660, amended by Instrument No. 20010326-0028531; sanitary sewer easement of record in Instrument No. 19991216-0303934, and Instrument No. 20000809-0079074; Storm Water Detention Agreement of record in Instrument Nos. 20050329-0033458, and 20000113-0004777; and easement to Bellsouth of record in Book 1141, page 327, said Register's Office.

Restrictive covenants and Homeowner's Association of record in Book 11588, page 484, amended in Book 11669, page 376, and by Instrument Nos. 20010308-0021946; 20010504-0046260; 20030527-0071168; 20051103-0133360; 20050317-0029621; 20051103-0133359; 20060724-0089079; 20060724-0089080; 20060724-0089081 and 20060921-0117120, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is unimproved property known as 2140 Pineglen Court, Antioch, Tennessee 37013.

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 does covenant with the said GRANTEE that she 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 does further covenant and bind herself, her 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 the 21st day of December, 2010.

Billie Jo Josovitz

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Billie Jo Josovitz**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2010.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $19,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of December, 2010.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011