Prepared By:
~~RECORD AND RETURN TO:~~
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE BOX "7"

RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF APRIL, 2011

Notary Public

MY COMMISSION EXPIRES: 3/28/15

BILL GARRETT, Davidson County
Trans:T20110027618 DEEDWARR
Recvd: 05/09/11 14:19 2 pgs
Fees:13.00 Taxes:488.40
20110509-0035546

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
KENNY W. CROSS **3220 Anderson Road** **Antioch, TN 37013**	SAME	**150060A08200CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RJ YORK HOMES, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNY W. CROSS, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Lot Number 82, the Resubdivision of Open Space No. 1, The Parks at Priest Lake, Phase One, of record in Instrument No. 2010311-0018660, Register's Office for Davidson County, Tennessee to which plat reference is made for a more complete description.

Being the same property conveyed to RJ York Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dale and Associates, Inc., a Tennessee Corporation, of record in Instrument Number 20100405-0025182, Register's Office for Davidson County, Tennessee. The said RJ York Homes, LLC, a Tennessee Limited Liability Company, being ONE and the SAME as R. J. York Homes, LLC, a Tennessee Limited Liability Company.

This conveyance is subject to the following:

1. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6200, Page(s) 220, surveyor's Certificate recorded in Book 6821, Page 359; and Plat Book 7900, Page 518, Plat Book 8250, Page 200 and Instrument No. 20100311-0018660, Register's Office for Davidson County, Tennessee.**

2. **Covenants, Conditions and Restrictions recorded in Book 9057, Page 827; Declaration of Restrictive and ByLaws recorded at Instrument No. 20090929-0090300, amended at Instrument No. 20091216-0114551, said Register's Office.**

3. **Sewer Line Easement, recorded in Book 5300, Page 903, Book 6186, Page 235 and Book 7170, Page 775, said Register's Office.**

4. Right-of-Way Easement, recorded in Book 2242, Page 251, said Register's Office.

5. Drainage Easement, recorded in Book 8493, Page 701 and Book 8493, Page 704, said Register's Office.

6. Sanitary Sewer Easement, recorded in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775, Book 7170, Page 778, Book 7416, Page 249, Book 7416, Page 311, Book 8127, Page 949 and Book 8127, Page 953, said Register's Office.

7. Permanent Street Easement, recorded in Book 8657, Page 543 and Book 8657, Page 592, said Register's Office.

8. Stormwater Detention Agreement, recorded at Instrument No. 20070423-0047709, said Register's Office.

This is improved property known as 3220 Anderson Road, 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 its hand this 18th day of April, 2011.

RJ YORK HOMES, LLC, a Tennessee Limited Liability Company
a/k/a R. J. YORK HOMES, LLC, a Tennessee Limited Liability Company

By: _____
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER of the RJ YORK HOMES, LLC, a Tennessee Limited Liability Company, a/k/a R. J. YORK HOMES, LLC, a Tennessee Limited Liability Company, a corporation, and that he as such CHIEF MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CHIEF MANAGER.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2011.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY