This Instrument Prepared By:

Watauga Title of Rutherford Co., LLC

Thomas I. Bottorff, Attorney-at-Law

230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161

Murfreesboro, Tennessee 37129

from information furnished by the parties

ADDRESS NEW OWNER:
Premier Custom Homes, LLC
9050 Carothers Parkway, #104
Franklin, TN 37067

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP	**176-05**
CTRL MAP	
GROUP	**C**
PARCEL	**19.00**

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, **Jones Construction Company, a Tennessee general partnership**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Premier Custom Homes, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors, heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 19, Waterbrooke**, as shown by plat and survey of record in Instrument #20050914-0110516, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Jones Construction Company, a Tennessee general partnership, by warranty deed from BBC Holdings, Inc., a Tennessee corporation, of record in Instrument #20100521-0039364, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **unimproved** property known as **4732 Rockland Trail, 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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, 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.

BILL GARRETT, Davidson County
Trans:T20120000533 DEEDWARR
Recvd: 01/04/12 09:38 2 pgs
Fees:13.00 Taxes:51.80
20120104-0000657

WITNESS MY HAND, this the **29th** day of **December, 2011.**

Jones Construction Company,
a Tennessee general partnership

By: H. Allen Jones

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named H. Allen Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a general partner of **Jones Construction Company, a Tennessee General Partnership**, the within named bargainor, and he as such general partner, being authorized so to do pursuant to a Certificate of Authority appearing of record in Record Book 872, page 3848, Register's Office for Rutherford County, Tennessee, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as such general partner.

WITNESS my hand and official seal this 29th day of December, 2011.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 8/18/2012

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $14,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2011.

NOTARY PUBLIC

My Commission Expires: May 16, 2015

TERESA MEEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY