RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-8204

BILL GARRETT, Davidson County
Trans:T20120042293 DEEDWARR
Recvd: 06/07/12 15:54 3 pgs
Fees:18.00 Taxes:571.28
20120607-0050014

THIS INSTRUMENT PREPARED BY:
Marcy Shelton
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $154,400.00.

Connie Beard
AFFIANT

Subscribed and sworn to before me, this 4th day of June, 2012.

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co.

Notary Public

My Commission Expires: 10-19-13

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Megan Aratani 4732 Rockland Trail Antioch, TN 37013	Suntrust Mtg Inc 1001 Semmes Ave Richmond, VA 23224	176050CO1900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PREMIER CUSTOM HOMES, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MEGAN ARATANI**, hereinafter called the Grantee, her *unmarried

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Waterbrooke, as shown by plat and survey of record in Instrument No. 20050914-0110516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Premier Custom Homes, LLC, a Tennessee limited liability company from Jones Construction Company, a Tennessee general partnership, dated December 29, 2011, of record in Instrument No. 20120104-0000657, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20050914-0110516, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions and By-Laws contained in instrument of record at Instrument No. 20050929-0117387, Register's Office for said County.

4. Storm Water Detention Agreement of record at Instrument No. 20040817-0099381, Register' Office for Davidson County, Tennessee.

This is improved property known as: 4732 Rockland Trail, Antioch, TN 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, her heirs and assigns, forever; and it covenants 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 the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of June, 2012.

PREMIER CUSTOM HOMES, LLC,
a Tennessee limited liability company

By: _____
Christopher L. Huskey, President

STATE OF TENNESSEE)
COUNTY OF ~~BRENTWOOD~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chrisopher L. Huskey**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of June, 2012.

_____
Notary Public

MARCY E. SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

My Commission Expires: _____

487180.1/200736