WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/12 13:50 2 pgs
Fees:13.00 Taxes:647.50
20121005-0091502

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$175,000.00~~.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2012.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephen T. Jennings	SAME	171-07-0B-004.00
2104 Elderton Court		
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hidden Valley Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephen T. Jennings and Jessica W. Jennings, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 204 on the plan of Final Plan of Annadale, Phase 1, of record in Instrument Number 20051209-0148093, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hidden Valley Homes, LLC, a Tennessee limited liability company, by deed from Wolf Chase Development, LLC, a Tennessee limited liability company, on December 28, 2011, of record in Instrument Number 20111230-0102371, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20051209-0148093, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 20051128-0142346, amended in Instrument Number 20070302-0026101, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2458, page 200 and Book 2615, page 184, Register's Office for Williamson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040825-0102573 and Instrument Number 20050526-0059633, Register's Office for Davidson County, Tennessee.
- Construction and Maintenance Agreement of record in Instrument Number 20060323-0033141, Register's Office for Davidson County, Tennessee

This is unimproved property known as: **2104 Elderton Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 2, 2012.

Hidden Valley Homes, LLC

By

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd of October, 2012, before me, appeared Trina Spangler, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the _____ of Hidden Valley Homes, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said _____, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY