Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20120079250 DEEDWARR
Recvd: 10/18/12 10:47 2 pgs
Fees:13.00 Taxes:214.32
20121018-0095622

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $57,925.53

Affiant

Subscribed and sworn to before me, this 24th day of September, 2012.

Notary Public

My commission expires:_____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Highpoint Limited, LLC** | **New Owner** | **Map 186, Group 04-0-A, Parcel 194.00CO** |
| **3010 Jubilee Ridge Road** | | |
| **Franklin, TN 37069-4777** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**KWS Irrevocable Trust, uad February 1, 2012, by and through its Trustee, Kenneth W. Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Highpoint Limited, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 244 on the Final Plat of Burkitt Place, Phase 2E, of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to KWS Irrevocable Trust uad February 1, 2012 by and through its Trustee, Kenneth W. Smith, by Warranty Deed, from Brookhaven Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20120403-0028050, Dated April 2, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated between the parties and are being paid at closing. Subsequent taxes are assumed by the Grantee; including Rollback taxes, if any.
The Plan of record in Instrument No. 20070806-0093146, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388 and Instrument No. 20070202-0014304, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for DAVIDSON County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Instrument No. 20060607-0067543, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed for common areas to HOA of record in Instrument No. 20071220-0145868, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 724 Meadowcroft Lane, Nolensville, TN.

This information provided by the parties; preparer makes no warranties as to accuracy.

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 that we are lawfully seized and possessed of said 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 my/our hand(s) this 24th day of September, 2012.

KWS Irrevocable Trust

Kenneth W. Smith Trustee
By: Kenneth W. Smith, Trustee

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kenneth W. Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee (or other agent authorized to execute the instrument) of the KWS Irrevocable Trust, the within named bargainor, and that Kenneth W. Smith as Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 24th day of September, 2012.

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

Notary Public

File #: **120977JM**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**