WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #: 01288-12608

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $901,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/12/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norfolk Homes of Nashville, Inc. 277 Mallory Station Ste 106 Aspen Grove Business Center One Franklin, TN 37062	NEW OWNER	034-07-0B-001, 034-07-0B-003, 034-07-0B-004, 034-07-0B-005, 034-07-0B-006, 034-07-0B-007, 034-07-0B-008, 034-07-0B-009, 034-07-0B-010, 034-07-0B-011, 034-07-0B-012, 034-07-0B-013, 034-07-0B-014, 034-07-0B-015, 034-07-0B-016, 034-07-0B-017, 034-07-0B-018, 034-07-0B-019, 034-07-0B-020, 034-07-0B-021, 034-07-0B-023, 034-07-0B-024, 034-07-0B-025, 034-07-0B-027, 034-07-0B-028, 034-07-0B-029, 034-07-0B-031, 034-07-0B-033, 034-07-0B-901, & 034-07-0B-902
(NAME)	(NAME)	
(ADDRESS) , TN	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130004703 DEEDWARR
Recvd: 01/17/13 08:58 3 pgs
Fees:18.00 Taxes:3333.70
20130117-0005502

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, **Debt Solutions, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Norfolk Homes of Nashville, Inc.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lots 1, 3-21, 23-25, 27-29, 31 and 33 on the Plan of the Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision 1, as filed in the Office of the Davidson County Register of Deeds as Instrument Number 20030723-0102986, of record as Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debt Solutions L.L.C by Deed from Joseph R. Prochaska, successor trustee, dated 11/19/2010 and filed for record on 11/30/2010 in Instrument 201011300095185, Register's Office for Davidson County, Tennessee, as amended and restated in Deed dated 06/14/2011 and filed for record on 08/02/2011 in Instrument 201108020059395, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. 3. e. d.
All matters as set forth per Plats of record at Instrument 200503310034862 and corrected in Surveyor's Certificate of Correction at Instrument 200504060038091; Instrument 200712210146647, and Instrument 200801170005451, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743 and in Instrument No. 20010817-0089318, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200306110080857, as amended in Instrument 200307230102986 and Instrument 200501200007505, as corrected in Instrument 200507290088636, said Register's Office.
Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument 200807210074557, said Register's Office.
Master Deed of record in Instrument 200808210086071, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200211050135703, Instrument 200211210144783, Instrument 200502180018400, and Instrument 200601040001185, said Register's Office.
Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument 201202280017172, said Register's Office.
Notice of Hold on Buildings Permits of record in Instrument 201002180012601, said Register's Office.
Amended Notice of Hold On and Release of Building Permits of record in Instrument 201004260031358, said Register's Office.
Second Amended Notice of Hold on Building Permits of record in Instrument 201011020087478, said Register's Office.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.
Property taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Lots 1-34 The Enclave At Twin, Madison, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 27th day of December, 2012.

DEBT SOLUTIONS, LLC

By: Jere D. Pewitt
Its: President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jere D. Pewitt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be of Debt Solutions, LLC and that he as such executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as .

WITNESS my hand and seal this 31st day of December, 2012.

Notary Public _____
My Commission Expires: 11/10/13

RETURN TO:
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