BILL GARRETT, Davidson County
Trans:T20130031200 DEEDWARRSP
Recvd: 04/16/13 13:43 2 pgs
Fees:13.00 Taxes:1076.77
20130416-0037912

G-24448-3
Map 109-08-0-A,
Parcel 025.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $291,018.00.

Emily Jones
Affiant

Subscribed and sworn to before me this the 12th day of April, 2013.

My Commission Expires: 3-3-15

Tracey Perry
Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Rachel L. Stanton Amber Stanton	New Owner
(Name)	(Name)
3041 Cooks Landing Court	
(Street Address)	(Street Address)
Hermitage, TN 37076	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Citizens Homes, Inc., a Delaware corporation**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Rachel L. Stanton, an unmarried person and Amber Stanton, an unmarried person**, hereinafter called the "Grantee", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Citizens Homes, Inc., a Delaware corporation, by Warranty Deed dated September 1st, 2011, from Cook's Landing, a Tennessee general partnership, of record in Instrument No. 20110906-0068698, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20110510-0035834, said Register's Office.

2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Cooks Landing, of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee;

3) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee;

4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, said Register's Office; and,

5) Taxes for the current year which have been prorated and assumed by the Grantor herein.

This is improved (_X__) Unimproved (____) property, known as: 3041 Cooks Landing Court, Hermitage, TN 37076

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, and the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor 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.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 12th day of April, 2013.

CITIZENS HOMES, CORP, a Delaware corporation

By:_____
David L. Hughes, President Nashville Division

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Hughes, President Nashville Division, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President Nashville Division of Citizens Homes, Corp., the within named bargainor, and that he, as such President Nashville Division, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President Nashville Division.

Witness my hand and official on this the 12th day of April, 2013.

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9.19.16