Davidson County DEEDWARR
Recvd: 04/04/14 09:37 6 pgs
Fees:33.00 Taxes:291.31
20140404-0028103

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Citizens Homes, Inc. Attn: David Hughes 800 4th Avenue South Nashville, TN 37210	SAME	Map: 109 Group: 8OA Parcel: 007.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **COOK'S LANDING, a Tennessee general partnership** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **CITIZENS HOMES, INC., a Delaware corporation** (the "Grantee"), its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomever.

Whenever 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 Grantor's hand, this 27th day of March, 2014.

COOK'S LANDING

By: _____
CHRIS PARDUE

Title: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHRIS PARDUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument for the purposes therein contained and who further acknowledged that he is a Partner of **COOK'S LANDING**, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 27th day of March, 2014.

_____
NOTARY PUBLIC

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration for this transfer, or value of property (whichever is greater) is $78,732.00.

Affiant

Subscribed and sworn before me this 3rd day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Cooks Landing Subdivision, of record in Instrument Number 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Cook's Landing, a Tennessee general partnership, by Quitclaim Deed, of record in Instrument Number 20040504-0050669, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes, a lien not yet due and payable.

2. All matters shown on the Plat of record in Instrument Number 20110510-0035834, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

4. Inspection and Maintenance Agreement for Stormwater Management Facilities, of record in Instrument Number 20070712-0082836, Register's Office for Davidson County, Tennessee.

5. Letter from Metro Government of Nashville and Davidson County, Tennessee, of record in Book 5865, Page 843, Register's Office for Davidson County, Tennessee.

6. Charter for Cooks Landing Homeowners Association Inc. of record in Instrument Number 20130904-0093368 and Quitclaim Deed for open space of record in Instrument Number 20130913-0096776, said Register's Office.

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

