BILL GARRETT, Davidson County
Trans:T20150078416 DEEDWARR
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Fees:18.00 Taxes:843.60
20150915-0093622

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ridgeview Properties, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Karas Homes, LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

See attached for a more complete and accurate legal description of said property.

This property is unimproved known as 214, 215, 217, 218, 219 & 237 Apple Valley, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 3rd day of September, 2015.

Ridgeview Properties, LLC

Charles Galiwango, Chief Manager -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Galiwango as the Chief Manager of Ridgeview Properties, LLC, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument as the Chief Manager of Ridgeview Properties, LLC for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 8/7/16

Grantee(s) Name, Address:	Send Tax Statement To:
Karas Homes LLC	New Owner
3928 Stephens Ridge Way	
Antioch, TN 37013	

STATE OF TENNESSEE
COUNTY OF Williamson

E.G. M.H

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$240,000.00~~ $228,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 4th day of September, 2015.

Affiant

Notary Public

(Seal)

My commission expires: 8/7/2016

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Numbers 214, 215, 217 and 218 on Final Plat of Section 5, Apple Valley, according to plat and survey of record in Instrument Number 20060315-0029579, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Ridgeview Properties, LLC, a Tennessee Limited Liability Company by deed dated July 28, 2014 from Designer Homes, a Tennessee General Partnership of record in Instrument Number 20140731-0068482, Register's Office.

AND

Being Lot Number 237 on Final Plat of Phase Six, Section Four, Apple Valley, according to plat and survey of record in Instrument Number 20051206-0146631, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ridgeview Properties, LLC by deed dated June 12, 2014 from Designer Homes, GP of record in Instrument Number 20140619-0053780, Register's Office for Davidson County, Tennessee.

AND

Being Lot Number 219 on Final Plat of Section 5, Apple Valley, according to plat and survey of record in Instrument Number 20060315-0029579, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ridgeview Properties by deed dated June 12, 2014 from Designer Homes, GP of record in Instrument Number 20140619-0053766, Register's Office for Davidson County, Tennessee.
The said Designer Homes, GP obtained title by deed dated August 27, 2002 from Paul E. Johnson and Jeffrey P. Johnson and and Stacy J. Carter and Buford W. Carter and Lori J. Kelley and B & Y, a Tennessee General Partnership of record in Instrument Number 20020903-0105704, Register's Office for Davidson County, Tennessee.
MAP AND PARCEL: