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WARRANTY DEED

BGTC-98-2961

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF October 19 98

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires January 26, 2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vetraus Jarrett (NAME)	Guaranty Trust Company (NAME)	MAP 175-8
4700 Hickory Way (ADDRESS)	640 Broadmor Boulevard, Ste. 10 (ADDRESS)	PARCEL 19
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Holigan Homes Tennessee, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vetraus Jarrett and wife, Carrie Jarrett

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:

BEING Lot No. 26, on the Plan of Hickory Woods, Section One, as shown of record in Plat Book 6900, page 509 amended and corrected by instruments of record in Book 7582, Page 166 and Book 9997, Page 844, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description

Being part of the same property conveyed to Holigan Homes Tennessee, Ltd., a Texas Limited Partnership by Deed from T & T Partners I, a Texas General Partnership, of record in Deed Book 11029, Page 168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

98 OCT 28 PM 12:17
REGISTER
DAVIDSON COUNTY, TN.

0504851
BLOCK & REFERENCE

unimproved ( )
This is improved (X) property, known as 4700 Hickory Way, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 23rd day of October 19 98

Holigan Homes Tennessee, Ltd.
By: James Ruddell
James Ruddell, Asst. Vice President

STATE OF TENNESSEE
COUNTY OF

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,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James Ruddell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst. Vice President and _____ respectively of the Holigan Homes Tennessee, Ltd. the within named bargainor, and corporation, and that he as such Asst. Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James Ruddell as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 23rd day of October 19 98.

My commission expires _____

JEFF FARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

_____
Notary Public

B810 10/28 0101 03CHECK 377.30

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99000.00
CON TX 366.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 377.30
CHECK 377.30

10/28/98 01 12:17 0001 8810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504851
IDENTIFICATION REFERENCE

98 OCT 28 P1112:17

REGISTER
DAVIDSON COUNTY, TN.

No. 1363985