WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,240.00**

Gail Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2001.

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires September 28, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. Patton Jr.	**Franklin American Mortgage Company**	**176-05-0-B-168-CO**
(NAME)	(NAME)	
5308 Hickory Woods Drive	**501 Corporate Center Drive #400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(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, **Classic Homes BOS, L.P.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry E. Patton Jr. and Kinzi R Dowdy, unmarried persons as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No.2 on the Plan of Hickory Woods Estates, Section C, Phase II, of record in Plat Book, Page, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Classic Homes BOS, L.P. by deed of record in Instrument 200011020109090, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **5308 Hickory Woods Drive, 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.

Davidson County DEEDWARR
Recvd: 02/27/01 08:52 2pgs
Fees:11.00 Taxes:481.89
20010227-0017889

Witness **our hands** this **21st day of February, 2001**.

Classic Homes BOS, L.P.

By: _____

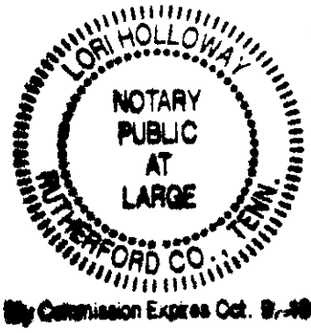
Mikel F. Hunsucker, President

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mikel F. Hunsucker, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Classic Homes BOS, LP, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at LaVergne, Tennessee, this 21st day of February, 2001.

Commission Expires:



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Notary Public

My Commission Expires Oct. [illegible] 2003