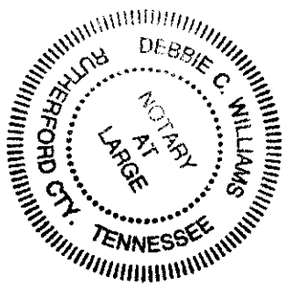
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

X Dawn Wooten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: March 20, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 07/09/01 12:29 2pgs
Fees:13.00 Taxes:532.43

20010709-0072820

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Wooten	Guaranty Trust Company	Map 151, Group 09-0 Parcel 47
(NAME) 6421 Paddington Way	(NAME) 640 Broadmor Boulevard, Suite 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Deluxe Homes, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn Wooten, unmarried, 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. 47 on the Plan of Lone Hunter Chase, Phase I, Section II, as of record in Plat Book 9700, Page 638, 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 Deluxe Homes, LLC by deed from Barry Construction Company of record in Instrument #20010126-0008142, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 9430, page 251, Deed book 9534, Page 938 Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 638, Register's Office of said County.

By-Laws in Book 9430, Page 279, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 9433, Page 953, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

Sanitary Sewer Easement as shown of record in Deed Book 9588, Page 930, Register's Office for said County.

Quit Claim Deed of Common Area to HOA in Book 9432, Page 792 and Book 9648, Page 704, Register's Office for said County.

Easement for Water Mains as shown of record in Deed Book 8197, Page 288, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6421 Paddington 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 our hands this 22nd day of June, 2001.

Deluxe Homes, LLC

By: Belinda Butler

Belinda Butler, Secretary

Attest:

STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Belinda Butler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge herself to be a Secretary of Deluxe Hommes, LLC, the within named bargainer, a Limited Liability Company, and that Belinda Butler as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Belinda Butler as Secretary.

Witness my hand and official seal this 6/22/2001

My Commission Expires 3-20-05

Notary Public

DEBBIE C. WILLIAMS NOTARY PUBLIC TENNESSEE

File Number2105481
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167