WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/01 09:32 2pgs
Fees:13.00 Taxes:214.60

20010914-0100118

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$58,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2001.

JUDY HARRISON NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 25, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Davis Construction, LLC	SAME	125-15-A-36
(NAME)	(NAME)	
6424 Sugar Maple Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, J. Davis Builders, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Davis Construction, LLC, 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 Nos. 36 and 37 on the Plan of Phase One, Boone Trace at Biltmore, as of record in Plat Book 7900, Page 667, 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 J. Davis Builders, Inc. by deed from First Hotel Investment Corporation * of record in Deed Book 11582 page 581 Register's Office for said County.

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

CONTINUED ON NEXT PAGE

unimproved ☒

This is improved ☐ property, known as Lots 36 & 37 Boone Trace, Nashville, TN 37221

(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 31st day of August, 2001.

J. Davis Builders, Inc.

By:

Attest:

STATE OF Tennessee
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JEFFREY DAVIS and _____ with whom I am personally acquainted and who upon HIS oath acknowledged HIMSELF to be the PRESIDENT of J. DAVIS BUILDERS, INC. the within named bargainer, a corporation, and that, HE as such PRESIDENT, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by JEFFREY DAVIS as such PRESIDENT

Witness my hand and official seal this 16TH day of AUGUST, 2001

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
October 25, 2003

File Number2108411
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 9342, Page 312, Register's Office for Davidson County, Tennessee, re-recorded in Book 9735, Page 931, RODC, TN. The aforementioned replaced and stricken by DCCR of record in Instrument No. 20010717-0075902, Register's Office for said County.
2. The Plan of record in Book 7900, Page 667, Register's Office for said County.
3. An Easement to Metro for overhead lines of record in Book 8992, Page 63, Register's Office for said County.
4. A Deed to State (Final Judgment in Condemnation Suit) of record in Book 8975, Page 753, Register's Office for said County.
5. An Easement & Right-of-Entry to Viacom of record in Book 9665, Page 420, Registers' Office for said County.
6. A Right-of-Way & Easement to TN Electric Power Co. of record in Book 751, Page 396, Register's Office for said County.
7. An Easement to Southern Bell Telephone & Telegraph of record in Book 756, Page 142, Register's Office for said County.
8. Ingress/Egress Easement to use spring of record in Book 5446, Page 47, Register's Office for said County.
9. An Easement to Statefor interstate highway drainage of record in Book 99, Page 52, Registers' Office for said County.
10. Drainage Easement of record in Book 3027, Page 321 and Book 3027, Page 261, Register's Office for said County.
11. Transmission Line Easement of record in Book 4207, Page 514, Book 4207, Page 555, Book 4225, Page 587, Book 4181, Page 383, Register's Office for said County.