WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/01 16:12 2pgs
Fees:13.00 Taxes:532.43

20011005-0108944

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2005~~. 12/22/2003

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton J Voda Jr.	Wells Fargo Home Mortgage, Inc.	Map 151, Group 9-0-A Parcel 46
(NAME) 6417 Paddington Way	(NAME) P. O. Box 5137	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Des Moines Iowa 50306-5137	
(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 Milton J Voda Jr. and Wife, Linda E. Voda, 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. 46, Final Plat of Long Hunter Chase, Phase I, Section II, as shown by plat of record in Plat Book 9700, page 638, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Deluxe Homes, LLC by deed from Barry Construction Company, a Tennessee Corporation 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.

Plat sets out easement to Tennessee Telephone Company in Book 9661, Page 919, Register's Office for said County.

Plat sets out easement to water mains of record in Book 8197, Page 288, Register' s Office for said County.

Plat sets out Deed of Conveyance in Book 9988, Page 793 and Deed Book 9988, Page 821, Register's office for said County.

Plat set out Transmission Line Easement to USA in Book 2338, Page 466, Book 2336, Page 532 and Book 4428, Page 568, Register's Office for said County.

Plat set out QCD of Common Area to HOA in Book 9432, Page 792 and Deed Book 9649, Page 704, Register's Office or said County.

Charter for HOA in Book 9433, Page 953.

Plat sets out Easement to Metro Government in Book 4717, Page 704, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6417 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 31st day of August, 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 Homes, 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 8/31/2001.

My Commission Expires 3 20 05

Notary Public

DEBBIE C. WILLIAMS NOTARY AT LARGE RUTHERFORD CTY. TENNESSEE

File Number2108187

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