WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: December 19, 2004.

(AFFIX SEAL)

VERONICA E. VICTORY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/19/01 18:20 2pgs
Fees:13.00 Taxes:451.40

20011119-0126923

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
James F Richards	Firstar Bank, N.A.	Map 151-9, Group A, Parcel 43
(NAME) 6405 Paddington Way	(NAME) 4801 Frederica Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro Kentucky 42301	
(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 James F Richards, 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. 43 on the Plan of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, 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, 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; Book 9534, Page 938 and Declaration of Annexation in Book 9354, Page 942, 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.

Easement for Water Mains and appurtenances as shown of record in Deed Book 10796, Page 619 and Book 10796, Page 625, Register's Office for said County.

Easement for sewers and/or storm drainage as shown of record in Deed Book 9588, Page 930, Register's Office for said County.

Plat sets out said property is subject to HOA.

Subject to all matters of record on the Boundary Plat of Long Hunter Chase of record in Book 7900, Page 595, 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.

unimproved ☐

This is improved ☒ property, known as 6405 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 1st day of November, 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 11/1/2001

My Commission Expires 12-19-04

Veronica E. Victory

Notary Public

VERONICA E. VICTORY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

File Number2109196

RETURN TO:
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Smyrna, TN 37167