Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $159~~,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: **January 29, 2005.**
(AFFIX SEAL)

SHARON THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
James T. Eric	**Pulte Mortgage Corporation**	**Map 108-4-A, Parcel 112.00 CO**
(NAME)	(NAME)	
1184 Fitzpatrick Road	**7475 S. Joliet Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Englewood, CO 80112**	
(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, **T.F. Homes, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James T. Eric and wife, Joyce L. Agobi**, 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. 59, Villages of Larchwood, Section IVA, Phase 2 of record in Instrument No. 200009280096098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed legal description.

Being part of the same property conveyed to T. F. Homes, LLC by deed of record in Instrument No. 20010625-0067030, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 12/19/02 08:42 2pgs
Fees:13.00 Taxes:591.63
20021219-0156601

unimproved ☐
This is improved ☒ property, known as **1184 Fitzpatrick Road, Nashville, TN 37214**
(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 **18th day of December, 2002**.

T.F. Homes, LLC

By: _____

Ralph Stevens, Chief Manager

Attest:

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ralph Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of T. F. Homes, LLC, a limited liability company, and that he/she as such Chief Manager by signing the name of the corporation by himself/herself as Chief Manager.

Witness my hand and seal at Anitoch, Tennessee, this **18th** day of **December, 2002**.

Commission expires:
1-29-05

_____
Notary Public

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.