BOX 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,500.00

Lori Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2002.

Notary Public

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

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
George Steven Acklin	Expanded Mortgage Credit	Map 108-4-A, parcel 113.00 CO
(NAME)	(NAME)	
1188 Fitzpatrick Road	12200 East Iliff Avenue, Suite 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Aurora, CO 80014	
(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 George Steven Acklin, 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. 60 on the Plan of the Villages of Larchwood, Phase II, Section IV-A of record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to T. F. Homes, LLC by deed of record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of T. F. Homes, LLC by Lori Holloway as its Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20021230-0161682, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1188 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.

Davidson County DEEDWARR
Recvd: 12/30/02 10:15 2pgs
Fees:13.00 Taxes:630.85

20021230-0161683

Witness **our hands** this **19th day of December, 2002**.

T.F. Homes, LLC

By: Lori Holloway
~~Ralph Stevens, Chief Manager~~

By: Lori Holloway, Attorney in fact
~~Ralph Stevens~~

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 company by himself/herself as Chief Manager.

Witness my hand and seal at Antioch, Tennessee, this **19th** day of **December, 2002**.

Commission expires:
1-29-05

Notary Public