WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/03 08:58 2pgs
Fees:13.00 Taxes:1023.59

20030102-0000044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,645.00

Brenda Clampitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2002.

Lorie Ann Barton
Notary Public

MY COMMISSION EXPIRES: 7-20-03

(AFFIX SEAL)

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Clampitt	Bankers Mortgage Company	160-16-B-66.00
(NAME) 6004 Brentwood Chase Drive	(NAME) 5200 Maryland Way	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Classic Homes BOS, L.P.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Clampitt and wife, Brenda K. Clampitt,** 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. 78, on the Plan of Brentwood Chase, Section One, as of record in Plat Book 9700, Page 936 thru 941, 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 part of the same property conveyed to Classic Homes BOS, L.P. by deed from Wilson Concord, L.P./Toll TN GP Corporation of record in Instrument No. 200208020093076, Register's Office of Davidson County, Tennessee, executed on 07/31/02, and filed on 08/02/02.

County Taxes for the year 2002 due and payable in the amount of $744.25. All prior years are paid. All subsequent years a lien, but not yet due and payable. Map 160-16 Group B Parcel 66.00

Subject to all matters as set forth per Plat Book 9700, Page 936-941, Register's Office of said County.

Easement as shown of record in Deed Book 8371, Page 320, Book 7902, Page 389, Book 11115, Page 281 & 286, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200005310053798, and Instrument No. 200008310086366, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 6004 Brentwood Chase Drive, Brentwood, TN 37027

(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 December, 2002.

Classic Homes BOS, L.P.

By: Mikel Hunsucker Pres.

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mikel Hunsucker, Pres. of Classic Homes BOS, L.P. the bargainor, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/31/2002

My Commission Expires:

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

Notary Public

File Number: 12212041

RETURN TO:

Title Connection , Inc.
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Brentwood, Tennessee 37027