WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$146,900.00**

Lori Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JANUARY, 2003.**

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
Andy Savanh	**CTX Mortgage Company**	**Map 165-09-A, Parcel 71.00 CO**
(NAME)	(NAME)	
1987 Port James Circle	**P.O. Box 199000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75219-9000**	
(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 **Andy Savanh**, Married 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 N0. 25 on the Plan of Section Three, Lakewood Village, of record in Instrument No. 20030321-0034912, Register's Office for said County, to which plat 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. 20020403-0040126, 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 20030204-0014882, in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1987 Port James Circle, 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.

Davidson County DEEDWARR
Recvd: 02/04/03 11:09 2pgs
Fees:13.00 Taxes:543.53
20030204-0015097

Witness **our hands** this **30th day of January, 2003**.

T.F. Homes, LLC

By: Lori Holloway

Lori Holloway, Attorney-in-Fact

State of Tennessee
County of Davidson

On this **30th** day of **January, 2003** before me personally appeared **Lori Holloway**, the person who executed the foregoing instrument on behalf of **T.F. Homes, LLC**, and acknowledged that she executed the same as the free act and deed of the said **T.F. Homes, LLC**, through Power of Attorney granted her, by the said **T. F. Homes, LLC**.

Notary Public

Commission Expires:

1-29-05