WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/03 09:18 2pgs
Fees:13.00 Taxes:610.13

20030701-0090437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: August 21, 2006
(AFFIX SEAL)

NICHOLAS McWHORTER NOTARY PUBLIC STATE AT LARGE KY.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Lemus	Brenda Lemus	058-09-0-A 030.00 CO
(NAME)	(NAME)	
2116 Maynard Court	2116 Maynard Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville TN 37218	
(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, Great Southern Homes, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Lemus, 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. 30 on the Plan of Creekside Trails, Phase 2, of record in Instrument No. 200207090082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Great Southern Homes, Inc., by deed dated December 11, 2002, from Eaton's Creek Park Real Estate Investors Fund, LLC, a Tennessee limited liability company (erroneously referred to as Eaton's Creek Realty Estate Investors Fund, LLC) of record in Instrument No. 20021213-0154045, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2116 Maynard Court, Nashville, TN 37218

(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 my hand this 13th day of June, 2003.

Great Southern Homes, Inc.

By: James W. Hindman III

James W. Hindman, III, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James W. Hindman, III with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the President respectively of the Great Southern Homes, Inc. the within named bargainor, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James W. Hindman, III as such President .

Witness my hand and official seal on this the 13th day of June, 2003.

Notary Public

My Commission Expires: August 21, 2006

NICHOLAS McWHORTER NOTARY PUBLIC STATE AT LARGE, KY.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027