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Davidson County DEEDWARR
Recvd: 07/07/03 15:30 2pgs
Fees:13.00 Taxes:741.62
20030707-0093166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ~~ACTUAL~~ CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,439.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn R. ~~Erwin~~ Ervin	Mortgage Resources, Inc.	174-11A-131
(NAME)	(NAME)	
1221 Blairfield Drive	40th BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37217	Nashville TN 37217	
(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, Signature Homes Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn R. ~~Erwin~~ Ervin UNMARRIED, 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. 423 on the Plan of Cane Ridge Farms, Section 1, Phase 1 & 3, according to survey and plat of record in Instrument No. 200008250083988 and Instrument No. 200105060059239, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Signature Homes Inc., by Warranty Deed from Cane Ridge Farms, LLC., of record in Instrument No. 20011129-0130980 Register's Office for Davidson County, Tennessee.

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

Unimproved ☐

This is improved ☒ property, known as 1221 Blairfield Drive, 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.

Witness our hands this 30th day of May, 2003.

Signature Homes Inc.

By: _____

Brian Burns, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Burns 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 President of Signature Homes, Inc. and that he/she as such of Signature Homes, Inc. executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2003.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public