# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/03 14:52 2pgs
Fees:13.00 Taxes:732.60

20030826-0123827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Patricia M. Smith
Affiant

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

Notary Public

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

**THIS INSTRUMENT WAS PREPARED BY**

#807 Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia M. Smith | Patricia M. Smith | 174-11A-104 |
| (NAME) | (NAME) | |
| 1292 Blairfield Drive | 1292 Blairfield Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (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 Patricia M. Smith,* 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:

* unmarried P.M.S.

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Cane Ridge Farms, Section 1, Phase 1 & 3, of record in Instrument # 20000825-0083988 and Instrument # 20010606-0059239 in Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Signature Homes, Inc, a Tennessee corporation by Warranty Deed from Cane Ridge Farms, LLC of record in Instrument # 20011119-0126038, Register's Office for Davidson County, Tennessee.

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

unimproved ☐ P.M.S.

This is improved ☒ property, known as 1292 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 13th day of August, 2003.

Signature Homes, Inc.

Brian Burns, President

By: Terry DeSelms as Attorney-in-Fact

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this13th day of August, 2003 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns, President of Signature Homes, Inc., and acknowledged that he executed the same as the free act and deed of the said Brian Burns, President of Signature Homes, Inc., through Power of Attorney granted Terry DeSelms by the said Brian Burns, President of Signature Homes, Inc.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2003.

Commission expires: November 27, 2004

Deborah K. DeVine Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.