WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00 SW

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-24-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law Office's of Robert Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather D. Warner	Franklin American Mortgage Co.	**Map 180-4-A**
(NAME)	(NAME)	
2113 Sherbrook Lane	501 Corporate Centre Dr Ste 400	**Parcel 99.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, **Harris Homes LLC, a Delaware limit liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather D. Warner and husband, Scott P. Warner,** 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. 167 on the Plan of Section Four, Highland Creek of record as Instrument No. 20020830-0105354 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Harris Homes, LLC, a Delaware limited liability company by Warranty Deed from Holt Valley, LLC, a Tennessee general partnership of record as Instrument No. 20030314-0034322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20020830-0105354, said Register's Office; (c) Restrictive covenants contained in Book 11568, page 311 and as Instrument No. 20000413-0037474, said Register's Office; and (d) By-Laws of record in Book 11568, page 301, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2113 Sherbrooke Lane, Nashville, TN 37211**

(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 15th day of August, 2003.

Harris Homes LLC

By: Pete W. Harris

Pete W. Harris, President

Davidson County DEEDWARR
Recvd: 08/28/03 10:13 2pgs
Fees:13.00 Taxes:824.73

20030828-0125032

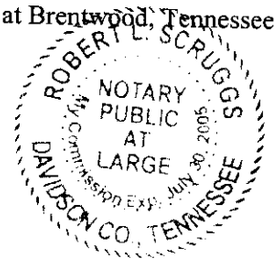
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Pete W. Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **Harris Homes, LLC**, the within named bargainor, a corporation, and that as such **President** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **President.**

Witness my hand and official seal at Brentwood, Tennessee this 15th day of August, 2003.

Commission expires:



Robert L. Scruggs Notary Public