WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/03 11:34 2pgs
Fees:13.00 Taxes:1026.14

20031217-0179966

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,335.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Thomas Jr.	**Franklin American Mortgage Company**	**Map 180-4-A**
(NAME) **912 Sherbrooke Cove**	(NAME) **501 Corporate Centre Drive, Suite 400**	**Parcel 84**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **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 limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark S. Thomas Jr. and wife, Tonya L. Thomas,** 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. 140 on the Plan of Revision One, of Section Three, Highland Creek, of record as Instrument No. 20030716-0099524, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Harris Homes, LLC a Delaware limited liability company by Deed from Holt Valley, a Tennessee general partnership of record as Instrument No. 20030502-0058993, 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. 20030716-0099524, said Register's Office; (c) Restrictive covenants contained in Book 11568, page 311, said Register's Office; and (d) By-laws of record as Instrument No. 20000413-0037474, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 912 Sherbrooke Cove, 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 4th day of December, 2003.

Harris Homes LLC.

By:

Pete W. Harris, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforementioned, 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 President of Harris Homes LLC, the within named bargainor, a Delaware corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal this 4th day of December, 2003.

Notary Public

My commission expires: _____

