WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/04 11:13 2 pgs
Fees:13.00 Taxes:1072.45

20040217-0017920

LORI HOLLOWAY NOTARY PUBLIC AT LARGE

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$289,850.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF FEBRUARY, 2004.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Classic Homes BOS, LP	**OWNER**	**176-01-0-A-001.00 CO**
(NAME)	(NAME)	
256 Seaboard Lane, #H-103		
(ADDRESS)	(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, **Southfork Development, LTD, a Texas Limited Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Classic Homes BOS, LP**, 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 Nos., 1, 3, 15, 19, 43, 44, 66, 67, 70, 73 and 74, on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Southfork Development, LTD by deed of record in Book 11194, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **5040 Singing Hills 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 31st day of December, 2003.

Southfork Development, LTD, a Texas Limited Partnership
By: Holly Management, LLC, a Texas Limited Liability Company, General Partner

By _____

State of Texas County of Dallas

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robin K Minick, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice Pres. of Holly Management, LLC, a Texas Limited Liability Company, General Partner of Southfork Development, LTD, a Texas Limited Partnership, and that he/she as such Vice pres. of the partnership executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas, this 15th day of ~~December, 2003.~~ January 2004

Commission Expires:

Notary Public

NOTARY PUBLIC STATE OF TEXAS
Cathleen S. Cox
Notary Public, State of Texas
My Comm. Expires 07/28/06