WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: July 9, 2006.
(AFFIX SEAL)

Please return to:

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, LP, 209 10th Avenue South, Suite 235, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew A. Kreegel	Mortgage Company of America	76-01-23
(NAME)	(NAME)	
520 Tulip Grove Road	2416 21st Ave. South, Ste. 202	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37212	
(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, Results Home Buyers, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Drew A. Kreegel, 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:

Being the same property conveyed to Results Home Buyers, Inc. by Deed from Robert V. Gray, III and wife, Shelia M. Gray of record in Instrument#20030819-0120226, dated 08/18/03, Register's Office for said County.

This conveyance is subject to any and all existing easements and Restrictions of easement.

This conveyance is subject to Restrictive covenants of record in Deed Book 4639, Page 264 and Deed Book 4663, Page 21, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4300, Page 185, Register's Office for said County, shown an owner's certificate, a 30' minimum setback line from and 10 and line.

unimproved ☐

This is improved ☒ property, known as 520 Tulip Grove Road, Hermitage, TN 37076
(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 23rd day of February, 2004.

Results Home Buyers, Inc.

By: _____, President
Results Home Buyers, Inc.

Davidson County DEEDWARR
Recvd: 02/26/04 13:56 2pgs
Fees:13.00 Taxes:384.80
20040226-0022006

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Billings and _____ with whom I am personally acquainted and who upon _____ oath acknowledged himself to be the president of the _____ the within named bargainer, a ~~corporation, and that~~, _____ as such president, being authorized so to do executed the

foregoing instrument for the purposed therein contained by signing the name ~~of the corporation by~~ David Billington as such president.

Witness my hand and official seal this 23rd day of February, 2004.

My Commission Expires:07/09/06

Notary Public Vanessa Allen

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2004.

Commission expires: July 9, 2006

Vanessa Allen Notary Public