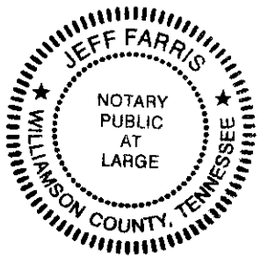
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Benetta Ligon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 25, 2006

Davidson County DEEDWARR
Recvd: 03/02/04 15:50 2pgs
Fees:13.00 Taxes:314.50

20040302-0023721

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benetta Ligon	First Tennessee Home Loans	083-13-0-318.00
(NAME) 1403 Lillian Street	(NAME) 111 Westwood Place	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood Tennessee 37027	
(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, Daybreak Properties, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benetta Ligon , 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. 127 of Block "M" on the Map of the Resubdivision of the Lindsley Home Place as of record in Plat Book 2, Page 92 in the Chancery Court for Nashville, Tennessee.

Said Lot No. 127 fronts 50 feet on the northerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daybreak Properties, LLC by Warranty Deed dated September 25, 2003 from Aubrey Hiam of record in Instrument No. 20030926-0142944, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1403 Lillian Street, Nashville, TN 37206

(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 25th day of February, 2004.

Daybreak Properties, LLC

By: Mark A Cummings, C.M.

Attest: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public for the said county and state, personally appeared Mark A. Cummings, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Chief Manager of Daybreak Properties, LLC, the within named bargainor, and that as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Corporation as such Chief Manager of Daybreak Properties, LLC.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of February, 2004.

My Commission Expires: _____

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number24020150
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027