File No. 40120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 11-21-04

Davidson County DEEDWARR
Recvd: 03/24/04 08:24 2pgs
Fees:13.00 Taxes:1006.03
20040324-0032974

N SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 21, 2004 DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coretta McDonald	Franklin American Mortgage Company	172-10-0-A 009.00 CO
(NAME)	(NAME)	
5600 Cedar Rock Drive	501 Corporate Centre Drive	
(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, Southeastern Building Corporation, a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coretta McDonald and husband, Reginald McDonald, 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. 9 on the Final Plat of Brentwood Cove, Revision 3, of record by Instrument No. 200102010009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Southeastern Building Corporation, a Tennessee corporation by deed from D. R. Horton, Inc., dated June 14, 2001, of record in Instrument No. 20010615-0063617, Register's Office, Davidson County, Tennessee.

Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 200004270041952, said Register's Office.

Subject to easements of record in Instrument No. 200002010010289 and Instrument No. 200009080089128, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5600 Cedar Rock Drive, 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 19th day of March, 2004.

Southeastern Building Corporation

By:
David J. Luckey, President

File No. 40120

STATE OF TENNESSEE

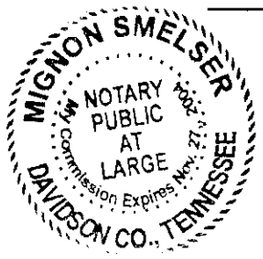
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David J. Luckey with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Southeastern Building Corporation the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David J. Luckey as such President.

Witness my hand and official seal this 19th day of March, 2004.

Commission expires:

11-27-04



Notary Public