File #200440165

Davidson County DEEDWARR
Recvd: 04/08/04 11:15 2pgs
Fees:13.00 Taxes:595.70

20040408-0040182

REBECCA A. DOTSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00.

Katherine Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004.

Rebecca A. Dotson
Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Bennett, unmarried	SAME	Map: 164-10-A-87.00
(NAME) 4048 Pine Orchard	(NAME)	Parcel:
(ADDRESS) Antioch TN 37037	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOUTHERN HOME BUILDERS, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **KATHERINE BENNETT UNMARRIED,** hereinafter called the GRANTEE, her 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 all of Lot No. 235, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Southern Home Builders, LLC by Warranty Deed dated July 17, 2003 of record in Instrument No. 20030721-0101828 and re-recorded of record in Instrument No. 20030730-0107802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11588, Page 484 as amended of record in Book 11669, Page 376, Instrument No. 20010308-0021946 and further amended of record in Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168; By-Laws of record in Book 11645, Page 662 as amended in Instrument No. 20010504-0046261; Right-of-Way Easement to BellSouth Telephone of record in Book 1141, Page 327; Charter of Summerfield Homeowners' Association of record in Book 11648, Page 660; Articles of Amendment of record in Instrument No. 20010326-0028531; Storm Water Detention Easement of record in Instrument No. 20000113-004777; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20000809-0079074; Homeowners' Association Quitclaim Deed of Open Space of record in Instrument No. 20010514-0049520; Permanent Easement of record in Instrument No. 20000824-0083643; Sewer Easement of record in Instrument No. 20000913-0091248, Instrument No. 20000913-0091249 and Instrument No. 20000913-0091247; any and all matters shown on plat of record in Instrument No. 20000929-0096421; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 4048 Pine Orchard, Antioch, TN 37037
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 26th day of March, 2004.

Southern Home Builders, LLC A Limitied Liability Company

BY: Gill, authorized agent
Connie Gill, Authorized Agent

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Southern Home Builders, LLC., the within named bargainor, a limited liability company, and that she as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal, this 26th day of March, 2004.

Notary Public

My Commission Expires: 5/15/04

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129