Pg 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 09:15 2pgs
Fees:13.00 Taxes:721.13

20040504-0050368

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Boone	Southeast Financial C.U.	**Map 173-9-B**
(NAME) **4028 Barnes Cove Drive**	(NAME) 444 James Robertson Pkwy.	**Parcel 8**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Nashville, TN 37219	
(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, **Great Southern Homes, Inc.,** a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Boone,** 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. 8 on the Plan of Barnes Cove, Section One, of record as Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Great Southern Homes, Inc. by deed from Greystone Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20030106-0001806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20020409-0043258, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20021217-0115806, said Register's Office; and (d) Charter of record as Instrument No. 20021217-0155805, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4028 Barnes Cove 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 my hand this 30th day of April, 2004.

Great Southern Homes, Inc.

By: James W. Hindman III

James W. Hindman, III, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a notary, of the state and county aforementioned, personally appeared **James W. Hindman, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of Great Southern Homes, Inc.** the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2004.

Commission expires:

Notary Public