Return to
Southern Title Service LLC
124 First Avenue South, Ste 102
Franklin, TN 37064
20042023

This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-537934**

Davidson County DEEDWARR
Recvd: 06/17/04 10:40 3pgs
Fees:18.00 Taxes:1102.60
20040617-0071688

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 11, 2004**, by and between **Moore Homes, LLC, a Tennessee Limited Liability Company**, parties of the first part, and **Kyle Patrick Gustie and wife,** Leanne **L. Gustie**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 7, SUMMIT OAKS, PHASE ONE Planned Unit Development, as shown on plat of record in Instrument No. 20020129-0011883, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Moore Homes, LLC by deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments, Ltd., a Delaware corporation, recorded the 17th day of April, 2003 in Instrument No. 20030417-0051375 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **128-16-B 007.00 CO**
X Improved OR
Unimproved property located at: **429 Summit Oaks Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Moore Homes, LLC, a Tennessee Limited Liability Company

Roger D. Moore, Sr.

By: Roger D. Moore, Sr., President

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Roger D. Moore, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of **Moore Homes, LLC, a Tennessee Limited Liability Company** the within named bargainor, a limited liability corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing **the** name of the corporation by himself as President.

Witness my hand and Notarial Seal this **June 11, 2004.**

Notary Public

My Commission Expires: 10-22-05

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

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Owner's Name: **Kyle Patrick Gustie**

and Address: **429 Summit Oaks Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SunTrust Mortgage, Inc.
P.O. Box 57026
Irvine, CA 92619-7028

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$298,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **June 11, 2004.**

Notary Public

My Commission Expires: _____

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05