Box 13 #8216

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,540.00

Heidi Jo Clay
Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Maddix	Ralph Maddix	P/O 164-37
(NAME) 4412 Sandpiper Lane	(NAME) 4412 Sandpiper Lane	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, TN 37013	
(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, Southern Home Builders,LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Maddix and Tomaka Epps,* 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:

*each unmarried

Land in Davidson County, Tennessee, being Lot No. 137, on the Final Plat, Village Four, Summerfield of record in Instrument No. 20030401-0042979, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Southern Home Builders, LLC, by deed of record in Instrument No. 20031212-0178446, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4412 Sandpiper Lane, 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.

Davidson County DEEDWARR
Recvd: 07/12/04 14:46 2pgs
Fees:13.00 Taxes:549.60
20040712-0082772

Witness my hand this 25th day of June, 2004.

Southern Home Builders,LLC

By: Gill authorized agent

Southern Home Builders,LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of 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 himself/herself to be the authorized agt of the corporation and that he/she as such authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as authorized agent

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

Commission expires: May 28, 2006

Notary Public

