# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/04 13:17 2 pgs
Fees:13.00 Taxes:1369.00
**20040720-0086477**

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: August 21, 2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

6-17-07

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **H & B Builders, LLC** | **OWNER** | **part of** |
| (NAME) | (NAME) | |
| 5068 Murfreesboro Road | | **147-12-0-029.00** |
| (ADDRESS) | (ADDRESS) | now 147-12B |
| LaVergne, 37086 | | parcels 1 thru 10 |
| (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, **Global Development, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H & B Builders, LLC**, 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 Nos., 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, Register's Office for said County, to which reference is made for a more complete description.**

**Being part of the same property conveyed to Global Development, LLC by deed of record in Instrument** 20040719-0085832 **, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.**

unimproved ☒

This is improved ☐ property, known as **Lot 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, Classic Meadows, 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 **our hands** this **19th day of July, 2004**.

**Global Development, LLC**

**By:**
**Jerry Butler, President**

**Phillip Saindon, Vice President**

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Butler and Phillip Saindon, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Vice President of the Global Development, Inc., a corporation, and that they as such President and Vice President by signing the name of the corporation by themselves as President and Vice President.

Witness my hand and seal at Antioch, Tennessee, this 19th day of July, 2004.

Commission expires: ~~8/20/07~~ 6/17/07

Notary Public

GARY B. FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.