#81514 Box 13

WARRANTY DEED

KATHY TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,002.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 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
Ricardo L. Harris	CTX Mortgage Company	174-11A-202
(NAME)	(NAME)	
2537 Kanlow Drive	PO Box 199077	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Dallas, TX 75219-9077	
(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, Signature Homes, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricardo L. Harris and wife Sharon D. Harris, 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:

Being all of Lot No. 223, Cane Ridge Farms, Phase Four, according to survey and plat of same appearing of record in Instrument Number 20030721010173, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being part of the same property conveyed to Signature Homes Inc., a Tennessee Corporation, by deed of record in Instrument No. 20031219-0181023, 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 2537 Kanlow 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.

This instrument is executed on behalf of Brian Burns President of Signature Homes by Terry DeSelms as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041124-0141058, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/24/04 13:22 2pgs
Fees:13.00 Taxes:784.41
20041124-0141059

Witness my hand this 22nd day of October, 2004.

Signature Homes, Inc., a Tennessee corporation

By: Brian Burns by Terry DeSelms
atty in fact

Signature Homes, Inc., a Tennessee corporation

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Terry DeSelms 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 _____ of the corporation, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 2004.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of October, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns and who acknowledged that he executed the same as the free act and deed of the said Brian Burns, through Power of Attorney granted Terry DeSelms by the said Brian Burns.

My commission expires 5/28/06

Notary Public

BETH TRIPLETT
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006