#8978 Bk 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,198.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2004.

Beth Triplett
Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Reece	Rhonda Reece	41-3A-7
(NAME)	(NAME)	
1321 Goodmorning Drive	1321 Goodmorning Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashvillle, TN 37207	
(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, McCain Custom Builders, Inc, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda Reece, unmarried, 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, TN, being Lot No. 7 on the Final Plat, Plan of Vantage Pointe, Section 1 of record in Instrument No. 20031017-0154221, Register's Office for said County, TN, to which reference is hereby made for more complete description.

Being the same property conveyed to McCain Custom Builders, Inc., by deed of record in Instrument No. 20040121-0007820, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 12/02/04 13:58 2pgs
Fees:13.00 Taxes:596.43



20041202-0143776

unimproved ☐

This is improved ☒ property, known as 1321 Goodmorning Drive, Nashvillle, TN 37207

(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 23rd day of November, 2004.

McCain Custom Builders, Inc

By: _____ President

McCain Custom Builders, Inc

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public in and for the state of County aforesaid, personally appeared GARY MCCAIN 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 President of McCain Custom Builders, Inc., a 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 official seal at Nashville, Tennessee this 23rd day of November, 2004.

Commission expires: May 28, 2006

_____
Notary Public

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