Book 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/04 09:34 2pgs
Fees:13.00 Taxes:344.10

20041203-0144107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

Venikka Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

MICHAEL T. HALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venikkia **~~Venikka~~ N. Branch**	American Home Mortgage	Map 60-11A
(NAME) 501 Longleaf Court	(NAME) 520 Broadhollow Rd.	Parcel 56
(ADDRESS) Nashville, TN 37211	(ADDRESS) Melville , NY 11747	
(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, **T & T Building Contractors, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Venikkia **~~Venikka~~ N. Branch, 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, Tennessee, BEING Lot No. 62 on the Plat of Pine Ridge, Section 4, of record in Plat Book 9700, Page 178, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to T & T Building Contractors, LLC by deed from Matt Ward of record in Instrument No. 20030926-0142754, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **501 Longleaf Court, Nashville, TN 37211**

(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 30th day of November, 2004.

T & T Building Contractors, LLC

By: _____
Thomas E. Roberts, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS E. ROBERTS, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the **Chief Manager** of T & T BUILDING CONTRACTORS, LLC,, a Tennessee limited liability company, and that he being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of November, 2004.

Kathy J Byers
Notary Public

My Commission expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE