WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-7542

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF DECEMBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~ 07-06-08
(AFFIX SEAL)

DENISE T. TIGNOR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Ovetha Elliott	**Decision One Mortgage Company, LLC**	**163-01-0-012.00**
(NAME) **4237 Kevinwood Court**	(NAME) **One South Executive Park, Suite 900, 6060 J.A. Jones Drive**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Charlotte, NC 28287**	
(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, **Jerry Butler Builders, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ovetha Elliott**, 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. 13 on the Plan of Hickory Highland Place, Section 2, of record in Plat Book 9700, Page 681, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Jerry Butler Builders, LLC by deed of record in Instrument 20001019-0103741, 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 **4237 Kevinwood Court, 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: 12/28/04 15:25 2pgs
Fees:13.00 Taxes:536.50
20041228-0153253

Witness **our hands** this **22nd day of December, 2004**.

Jerry Butler Builders, LLC

By: Lori Holloway

Lori Holloway, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2004, before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of Jerry Butler Builders, LLC, pursuant the resolution of Jerry Butler Builders, LLC, dated December 20, 2004 and acknowledged that she executed the same as the free act and deed of the said Jerry Butler Builders, LLC, through authority granted her by the said Resolution of Jerry Butler Builders, LLC dated December 20, 2004.

Commission Expires:11/24/07

Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN