WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/04 09:27 2 pgs
Fees:13.00 Taxes:833.80
20041230-0154534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

WILLIAMSON COUNTY, TN NOTARY PUBLIC APRIL G. NICHOLS AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Thomas, Jr.	Southstar Funding	174-11A-221.00
(NAME)	(NAME)	
2344 Haskell Drive	P.O. Box 200010-9246	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Kennesaw GA 30156	
(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., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Thomas, Jr., sole ownership, 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. 320 on the Final Plat of Cane Ridge Farms, Phase Four, of record in Instrument Number 20030721-0101773, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Signature Homes, Inc. by Warranty Deed dated October 27, 2003, from Cane Ridge Farms, LLC, of record in Instrument Number 20031029-0159217, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Brian Burns, President of Signature Homes, Inc. by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041230-0154533, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2344 Haskell Dr., 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 my hand this 27th day of December, 2004.

Signature Homes, Inc.

By: Brian Burns, President by Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of December, 2004 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns, President of Signature Homes, Inc., and acknowledged that he executed the same as the free act and deed of the said Brian Burns, President of Signature Homes, Inc., through Power of Attorney granted Terry DeSelms by the said Brian Burns, President of Signature Homes, Inc.

Witness my hand and official seal at Nashville, Tennessee this 27th day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

