WARRANTY DEED

FILE BOX 19B
05-01-011-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

D. Adcock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of January, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
H & J BUILDERS, INC., A TENNESSEE CORPORATION	"NEW OWNERS"	182-12-0-A
(NAME) 713 MAGNOLIA TRAIL	(NAME)	039.00CO
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DESIGNER HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **H & J BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), 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. 283, on the Plan of APPLE VALLEY, R10 RESIDENTIAL P.U.D., a Planned Unit Development, Section TWO, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to DESIGNER HOMES, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from PAUL E. JOHNSON, JEFFREY P. JOHNSON, STACEY J. CARTER, BUFORD W. CARTER, LORI J. KELLEY AND B & Y, A TENNESSEE GENERAL PARTNERSHIP, Dated August 27, 2002, of record in Instrument No. 20020903-0105704, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws, of APPLE VALLEY, of record in Instrument No. 2002724-0088783, Instrument No. 20020724-0088784 and in Instrument No. 20031208-0175884, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not now, nor has it ever been the principal place of residence of the Grantor(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 7301 Smokey Hill Road, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 01/14/05 14:53 2 pgs
Fees:13.00 Taxes:148.00
20050114-0005503

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 13th day of January, 2005

DESIGNER HOMES, GP,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
Michael Sullivan, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **MICHAEL SULLIVAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HIS oath acknowledged HIMSELF to be the GENERAL PARTNER of **DESIGNER HOMES, GP,,** the within named bargainor(s), a Tennessee GENERAL PARTNERSHIP, and that HE as such GENERAL PARTNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the GENERAL PARTNERSHIP by HIMSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of January, 2005.

My Commission Expires: 03/31/07

_____
Notary Public

