WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/05 10:24 2 pgs
Fees:13.00 Taxes:754.80
20050126-0009652

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paragon Trust	Paragon Trust	173-9-A-151.00
(NAME)	(NAME)	
~~6936 Sunnywood Drive~~ 805 West Hwy 50		
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37211~~ O'Fallon IL 62269	,	
(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, Stones River Homes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paragon Trust, 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:

Being Lot No. 205 on the Plan of Section Two, Lenox Village II (formerly addition to Sugar Valley), as of record in Plat Book Instrument No. 20030203-0014134, 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 Stones River Homes, Inc. by deed from Lenox Village II, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20031203-0173823, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6936 Sunnywood Drive, 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/our hand(s) this 19th day of January, 2005.

Stones River Homes,

By:
Kendall S. Howell, President

STATE OF Tennessee
COUNTY OF Rutherford

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kendall S. Howell with whom I am personally acquainted and who upon his oath acknowledged Kendall S. Howell to be the President of Stones River Homes, Inc. the within named bargainer, a corporation, and that, Kendall S. Howell as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Kendall S. Howell as such President.

Witness my hand and official seal at, Tennessee this. 19th day of January, 2005

Commission expires: 2.20.06

Annemarie Cain

Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 250101456

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027