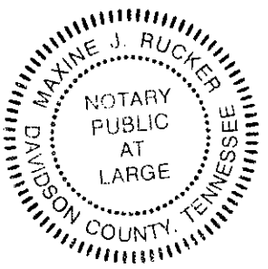
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Natascha R. Dawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2005.

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott L. Dawkins	Scott L. Dawkins	Map&Parcel-164-10-0-A-79.00C0
(NAME) 2405 Leaf Hollow Path	(NAME) 2405 Leaf Hollow Path	
(ADDRESS) Antioch,TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/26/05 12:09 2 pgs
Fees:13.00 Taxes:817.53
20050126-0009733

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, **J.O. Clark Constructions, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott L. Dawkins, and Wife, Natascha R. Dawkins**, 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. 227 on the Plan of Village Two, Summerfield, as of record in Instrument Number 20000929-0096421, 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 the same property conveyed to John Harney by deed from SUMMERFIELD DEVELOPMENT, LLC of record in INSTRUMENT NUMBER #200302190021096, Register's Office for said County.

Being the same property conveyed to J.O. Clark Constructions, LLC by QuitClaim deed from John Harney of record in Deed Book _____, page _____ or Instrument Number 20050126-0009732, Register's Office for said County.

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

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 2405 Leaf Hollow Path, 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 our hands this 20th day of January, 2005.

J.O. Clark Constructions, LLC

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Clark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge Mark Clark to be a Chief Manager of J.O. Clark Construction, LLC, the within named bargainer, a Limited Liability Company, and that Mark Clark as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Mark Clark as Chief Manager.

Witness my hand and official seal at, Tennessee this 18th day of January, 2005.

Commission expires:

12-18-05

_____
Notary Public

File Number: 250101466

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

TAMMY McCAULEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN