File No. 250500779

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/18/08

(AFFIX SEAL)

REBECCA A. DOHO NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 06/10/05 10:47 2 pgs
Fees:13.00 Taxes:654.72

20050610-0066650

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Thorpe	Jason Thorpe	164-10-0-A-226.00 CO
(NAME)	(NAME)	
513 Stardale Way	513 Stardale Way	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, Tennessee 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Southern Home Builders, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Thorpe, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No. 147, on the Final Plat, Village Four, Summerfield, as shown by plat appearing of record in Instrument No. 20030401-0042979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Summerfield Development, L.L.C., a Tennessee limited liability company by Quitclaim Deed dated June 17, 1999 of record in Book 11571, page 943, and being all of the same property further conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by Warranty Deed dated December 22, 2004 of record in Instrument no. 20041228-0152969, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010504-0046260, Instrument No. 20010308-0021946, Instrument No. 20030527-0071167 and in Instrument No. 20030527-0071168; By-Laws of record in Book 11648, Page 662 and in Instrument No. 20010504-0046261; Charter of record in Book 11648, Page 660 and in Instrument No. 20010326-0028531; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777; Permanent Easement to Tennessee Telephone Company of record in Instrument No. 20000824-0083643; all matters shown on the plan of record in Instrument No. 20030401-0042979; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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 _____
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 3rd day of June, 2005.

Southern Home Builders, LLC

Connie Gill, Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the secretary, of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that she as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as secretary.

Witness my hand at office this 3rd day of June, 2005.

Commission expires: 5/18/08

Notary Public

REBECCA A. DOHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

File Number: 250500779

RETURN TO:
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