File No. 250502484

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/20/05 10:35 2 pgs
Fees:13.00 Taxes:684.50

20050620-0070132

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario L. Beddingfield	Fremont Investment & Loan	Map 041-0-0A
(NAME)	(NAME)	
1632 Godd Day Court	1411 Opus Place, Suite 600	Parcel 021.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Downers Grove, Illinois 60515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Southern Home Builders, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mario L. Beddingfield and Dagian M. Beddingfield, husband and wife,** 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 all of Lot No. 56, on the Final Plat, Section One, Vantage Pointe (Formerly North Forty), as shown by plat appearing of record in Instrument No. 20031017-0157221 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 General Construction Company, Inc., a Tennessee corporation, by Quitclaim Deed dated December 27, 2002 of record in Instrument No. 20021230-0161910 and being part of the same property further conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by Warranty Deed dated August 12, 2004 of record in Instrument No. 20040818-0099718, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20031009-0120482; Storm Water Detention Agreement of record in Instrument No. 20011102-0119701; All matters shown on the plan of record in Instrument No. 20031017-0154221 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 1632 Good Day Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. **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.**

GRANTOR does hereby covenant with GRANTEES that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 17th day of June, 2005.

Southern Home Builders, LLC

By: _____, Secretary
Connie Gill, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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, 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 17th day of June, 2005.

_____
Linda V Jones — Notary Public
My Commission Expires 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(seal)

File Number: 250502484

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076