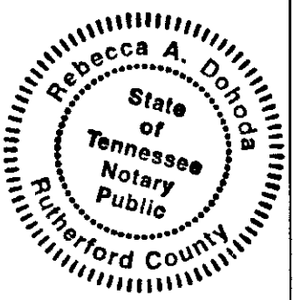
File No. 250700942

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,716.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/18/08
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/27/05 12:49 2 pgs
Fees:13.00 Taxes:790.75

20050727-0087589

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nashauna J. Richardson | Guaranty Trust Company | 164-10-0A-203.00CO |
| (NAME) 4225 Sandstone Drive | (NAME) P.O. Box 1218 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Murfreesboro, Tennessee 37130 | |
| (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(S), 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(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHAUNA J. RICHARDSON, MARRIED,** 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 all of Lot No. 44, on the Final Plat, Village Four, Summerfield, "A Cluster Lot Subdivision", as shown by plat appearing of record in Plat Book 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 Southern Home Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 22, 2003 of record in Instrument No. 20031229-0183326, 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 Plat Book 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 4225 Sandstone Drive, 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 GRANTEE(S), 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), 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 22nd day of July, 2005.

Southern Home Builders, LLC, a Tennessee Limited Liability Company

By: Secretary
Connie Gill, Secretary

STATE OF TENNESSEE

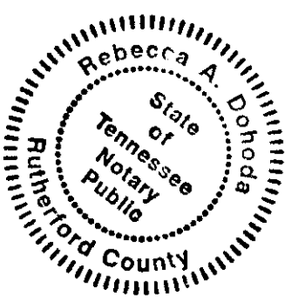
COUNTY OF RUTHERFORD

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, a Tennessee Limited Liability Company, the within named bargainor, and that she as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as said officer.

Witness my hand at office this 22nd day of July, 2005.

Commission expires: 5/12/08

Notary Public




**File Number: 250700942**

**RETURN TO:**

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129