File No. 250701205

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

Shelly Hood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2005.

Lauren M Rickels
Notary Public

MY COMMISSION EXPIRES: January 20, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Bender	First Horizon Home Loan Corporation	164-10-OA-232.00
(NAME)	(NAME)	
4421 Sandpiper Lane	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irving, Texas 75063	
(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 **Monica Bender, a single woman**, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 153, on the Final Plat of 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 conveyed to Greenvale Construction, LLC by Warranty Deed dated December 22, 2004 of record in Instrument No.; 20041228-0152971, 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 plat 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 4421 Sandpiper Lane, 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), HER 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), HER 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.

Davidson County DEEDWARR
Recvd: 08/11/05 11:19 2 pgs
Fees:13.00 Taxes:599.03

20050811-0095222

Witness our hands this 4th day of August, 2005.

Southern Home Builders, LLC

By: _____
Connie Gill, Secretary

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, 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, 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 4th day of August, 2005.

Commission expires: January 20, 2009

_____
Lauren M Rickels Notary Public

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

File Number: 250701205

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064