File No. 250702075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,297.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2005.

Notary Public

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

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

Davidson County DEEDWARR
Recvd: 08/18/05 11:41 2 pg
Fees:13.00 Taxes:1140.70

20050818-0098413

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
Jinger Sherrill	SunTrust Mortgage, Inc.	128-00-76.00
(NAME)	(NAME)	
445 Summit Oaks Dr.	700 East Hill Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, Tennessee 37915	
(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 Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jinger Sherrill and James V. Sherrill, both unmarried**, 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. 11 on the Plan of Phase Two, SUMMIT OAKS, as of record in Instrument No. 20040112-0004661, 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 part of the same property conveyed to SOUTHERN HOME BUILDERS, LLC by deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments, Ltd., a Delaware corporation of record in Instrument number 20040910-0109621, Register's Office for said County.

Subject to Restrictive Covenants of record in Instrument number 20020214-0019518 and 20040116-0006770, Storm water detention agreement as shown of record in Instrument number 20020103-0001057, Charter of Homeowner's Association as shown of record in Instrument number 20020131-0013598, Utility Easement as shown of record in Instrument number 20010925-0103588, and all matters as set forth on plat per Instrument Number 20040112-0004661, Register's Office of said County.

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 445 Summit Oaks Dr., Nashville, TN 37221
(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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 11th day of August, 2005.

SOUTHERN HOME BUILDERS, LLC

By: _____
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 limited liability company, the within named bargainor, and that she as such secretary, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as said secretary.

Witness my hand at office this 11th day of August, 2005.

Commission expires: 5/18/08

_____
Notary Public

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

File Number: 250702075

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