(2)

File No. [redacted]0687

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 07/24/07

Davidson County DEEDWARR
Recvd: 09/01/05 13:34 2 pgs
Fees:13.00 Taxes:735.93
20050901-0105107

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Laboard	CTX Mortgage Company, LLC	007-15-0-046.00
(NAME)	(NAME)	
2042 Graceland Drive	350 Highland Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Lewisville, TX 75067	
(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, **T & T Building Contractors, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Laboard, married**, 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 Lot No. 117, Section 5, Grizzard Manor Subdivision, as of record in Book 4675, page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 120 feet on the easterly side of Graceland Drive and runs back between lines, 437.7 feet on the northerly line and 431 feet on the southerly line to a dead line in the rear upon which it measures 218 feet thereon.

Being the same property conveyed to T & T Building Contractors, LLC, by deed from Eric S. Chastain of record in Instrument #20050502-0048179, 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 2042 Graceland Drive, Goodlettsville, TN 37072
(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.

Witness my/our hands this 30th day of August, 2005.

T & T Building Contractors, LLC

By: _____

Thomas Roberts, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared THOMAS ROBERTS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge HIMSELF to be a CHIEF MANAGER of T&T BUILDING CONTRACTORS, LLC, the within named bargainer, a Limited Liability Company, and that HE as such CHIEF MANAGER, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by THOMAS ROBERTS as CHIEF MANAGER.

Witness my hand and official seal this 30th day of August, 2005

My Commission Expires 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 250800687

RETURN TO:

Castleman Title

110 Glancy Street, Suite 112

Goodlettsville, TN 37072