23649

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 14:59 2 pgs
Fees:13.00 Taxes:669.33
20051005-0120267

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Dixon	**Franklin American Mortgage Company**	**149-07-0-B 050.00 CO**
(NAME)	(NAME)	
1220 Canyon Ridge Court	**501 Corporate Centre Drive #400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **T F Homes LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Dixon**, 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 Lot No. **220** on the Plan of **Canyon Ridge**, Phase 2 of record in Instrument No. Plat Book **9700**, Page **805, amended in Instrument No. 20031124-0170362**, and Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **T F Homes LLC** by deed of record in, Instrument 20040+24-0115811, Register's Office for **Davidson** County, Tennessee.
This conveyance is subject to any and all existing plat notes, conditions, restrictions and easem ents of record.

unimproved ☐

This is improved ☒ property, known as **1220 Canyon Ridge Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 **3rd day of October, 2005**.

T F Homes LLC

By: Ralph Stevens

,

Attest:

,

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ralph Stevens the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October 2005.

Commission expires: 11/21/07

Notary Public

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ralph Stevens, with whom I am personally acquainted (or proved to me on the basis of satsifactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager, of the T.F. Homes, LLC, a corpration, and that he/she as such Chief Manager, excuted the foregoing instrument for the purpose therin contained, by signing the name of the corporation by himself/herself as Chief Manager. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2005.

Commission expires: 11/24/07

Notary Public

ROGER S. HOUGH NOTARY PUBLIC AT LARGE DAVIDSON CO. TN