Please Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

# WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Daniel Jurusz**
Address **216 Carden Avenue**
City/State/Zip **Nashville, TN 37205**

SEND TAX BILLS TO:
Name
Address New Owner
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Century Homebuilders LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Daniel Jurusz and wife, Karen Jurusz,** ("Grantee") its successors and assigns, all its right, title and interest in and to property located in DAVIDSON County, State of TENNESSEE, more particularly described as follows:

**Land in Davidson County, Tennessee, Being the northerly 55 feet of Lot 36 on the map of Bransford Realty Company's Subdivision of Lot Nos. 8, 10, 11, 12 and part of 9 in Block "E" and Lot Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block "F" and Lot Nos. 6 to 23 inclusive, in Block "G" in Whitland Realty Company's Subdivision, of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot. Said part of Lot No. 36 fronts 55 feet on the northerly side of Carden Avenue and runs back between parallel lines 210 feet to a dead line.**

**Being all of the same property conveyed to Century Homebuilders, LLC by Warranty Deed from Walter Gowen Elliott, Jr., an unmarried man, of record in Instrument Number 20040819-0100244, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 104-13-048.00

This is improved property known as: 216 Carden Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th day of ~~September, 2005~~.

**Century Homebuilders LLC**

**Jose Lopez Domenech, Vice President/Secretary**

Jose Lopez Domenech

Davidson County DEEDWARR
Recvd: 10/14/05 13:03 2 pgs
Fees:13.00 Taxes:2738.00

20051014-0124155

**STATE OF FLORIDA**
**COUNTY OF** St. Johns

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Jose Lopez Domenech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President/Secretary of Century Homebuilders LLC, the within named bargainor, a Limited Liability Company, and that such Jose Lopez Domenech, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Vice President/Secretary.

WITNESS MY HAND and official seal at office, this 26th day of **September, 2005.**

Commission expires Aug 22, 2009

Abbigayle Medders
Notary Public

Vision Form SDD01TN Rev. 07/08/96

ABBIGAYLE MEDDERS
Notary Public - State of Florida
My Commission Expires Aug 22, 2009
Commission # DD464585
Bonded By National Notary Assn.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is **$740,000.00**

Affiant _____

Subscribed and sworn to before me, this the 27th day of September,2005.

My commission expires: 6-6-06

Carol A. Clawson
Notary Public - Register

