~~BOX 13~~
10579 **WARRANTY DEED**



STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,300.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Bracey	New Century Mortgage Corporation	41-3A-35
(NAME)	(NAME) Perimeter	
1328 Good Morning Drive	1117 ~~Perimter~~ Ctr. W. Ste N. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Atlanta, GA 30338	
(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, Southern Home Builders, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Bracey and Tracey Houston,* 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:
*each unmarried

Land in Davidson County, Tennessee, being Lot No. 70 on the Final Plat of Section One, Vantage Pointe (formerly North Forty), as shown by plat of appearing of record in Instrument No. 20031017-0154221, 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 Southern Home Builders, LLC, by deed of record in Instrument No. 20050112-0004401, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1328 Good Morning Drive, ~~Madison~~ Nashville, TN ~~37115~~ 37207
(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.

Davidson County DEEDWARR
Recvd: 11/10/05 12:15 2 pgs
Fees:13.00 Taxes:744.81

20051110-0136393

Witness my hand this 4th day of November, 2005.

Southern Home Builders, LLC

By: _____ Secretary

Southern Home Builders, LLC

STATE OF TN

COUNTY OF ~~DAVIDSON~~ Rutherford

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Connie Gill, Secretary 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 the Southern Home Builders, LLC, a corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 4th day of November, 2005.

Commission expires: 4-21-2008

Susan Toombs

Notary Public

SUSAN TOOMBS
Notary Public At Large
RUTHERFORD COUNTY, TN