# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/06 10:44 2 pgs
Fees:13.00 Taxes:640.10

20060112-0004778

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

**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 |
|---|---|---|
| **Eddra J. Hawkins** | **Home Loan Corporation d/b/a Expanded Mortgage Credit** | **135-14-0-A 272.00 CO** |
| (NAME) | (NAME) | |
| **1017 Blue Mountain Lane** | **2350 North Belt East, Suite 850** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Houston, TX 77032** | |
| (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 **Eddra J. Hawkins, 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:

Land in **Davidson** County, Tennessee, being Lot No. **272** on the Plan of **Pinnancle Point**, Section 5 of record in Plat Book **11114**, Page **958**, 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 No. 20030226-0025173, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1017 Blue Mountain Lane, 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 **21st day of December, 2005**.

**T.F. Homes, LLC**

**By:** _____
**Ralph Stevens, Chief Manager**

**Attest:** _____

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 who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of T.F. Homes LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 21st day of December 2005.

Commission Expires: 1-25-2006

_____
Notary Public