Davidson County DEEDWARR
Recvd: 01/17/06 13:53 1 pgs
Fees:13.00 Taxes:245.33

20060117-0006287

RECORD AND RETURN TO:
TN TITLE & ESCROW
1808 Rory Cove
Lavergne, TN 37086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,304.64.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2005

Notary Public

MY COMMISSION EXPIRES: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, Lavergne, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Johnson **Lot 1 Hamilton View Subdivision** **Antioch,TN 37013**	**Michele Johnson** **3514 Hobson Pike** **Hermitage, TN 37076**	150 140 B 00100 CO

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,

Homes By Design, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michele Johnson

HEREINAFTER CALLED THE GRANTEES, ***Her*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 1, Hamilton Church Subdivision, Phase I, as shown on plat of record in Instrument No. 200508310104380, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Homes By Design by Deeds of record in Instrument No. 20020821-0101130 (dated 08/19/02), Instrument No. 20030513-0064204 (dated 05/09/03) and Instrument No. 20030514-0064312 (dated 01/17/03), Register's Office for Davidson County, Tennessee.

This is ~~un~~**improved** (X) property known as **Lot 1 Hamilton Church Subdivision, Antioch, TN ~~37013~~** 37013 now known as 4501 Hamilton Lane, Antioch, TN 37013

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 ***do(es)*** covenant with the said ***GRANTEE(S)*** that we have 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 ***do(es)*** 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 our hands this 12th day of September, 2005

Homes By Design, LLC by Harold D. Feener
Managing Member

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, Tina Nichols, a Notary Public within and for the State and County aforesaid personally appeared and with whom I am personally acquainted and who upon His oath(s) acknowledged himself to be the Managing Member respectively of the Homes By Design, LLC and the within named bargainor, and corporation, and that he as such officer(s) being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, and attesting the same as such officer(s).

Witness my hand and official seal this the 12th day of September, 2005.

My commission expires: 6/28/08

Notary Public

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE