WARRANTY DEED

BOX 13
10866



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,670.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006.

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwanise Moore	Dwanise Moore	41-3A-33
(NAME)	(NAME)	
1320 Good Morning Drive	1320 Good Morning Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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 Dwanise Moore and Willie Anthony, wife and husband, 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. 68 on the Final Plat of Section One, Vantage Pointe (formerly North Forty), as shown by plat 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 1320 Good Morning Drive, Nashville, TN 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: 01/19/06 14:40 2 pgs
Fees:13.00 Taxes:749.88
20060119-0007449

Witness my hand this 13th day of January, 2006.

Southern Home Builders, LLC

By: _____
Connie Gill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2006.

Commission expires: 4-21-2008

_____
Notary Public

SUSAN TOOMBS
Notary Public
Notary Public At Large
RUTHERFORD COUNTY, TN

JAN. 13. 2006 2:05PM ADVANTAGE TITLE 615-777-2015 NO. 5554 P. 7