File No. 260200226

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/06 10:50 2 pgs
Fees:13.00 Taxes:438.45
20060224-0021672



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2006.

Bethany Porter
Notary Public

MY COMMISSION EXPIRES: August 16, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Home Builders, LLC	SAME	P/O 149-00-0-379.00 and 163-00-0-399.00
(NAME) 377 Waldron Road	(NAME)	
(ADDRESS) LaVergne, TN 37086	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BDH, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **Southern Home Builders, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 all of Lot Nos. 22, 67 and 68, on the Plan of First Amendment Berkeley Hall Phase Five, Section One of Hickory Higlands, P.U.D., as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument Number 20050725-0086047 and 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument Number 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to BDH, LLC by Quitclaim Deed dated August 9, 2004 of record in Instrument Number 20040902-0106176, Register's Office for Davidson County, Tennessee.

Grant of Anchor Easement of record in Instrument Number Book 10319, Page 987; Right of Way Deed to Davidson County of record in Book 1784, Page 300 and in Book 2105, Page 428; Easement to American Telephone & Telegraph Company of record in Book 1207, Page 530; Right of Way Deed to State of Tennessee of record in Book 2905, Page 439; All matters on the Master Plat of Hickory Highland in Plat Book 6900, Page 562; Sanitary Sewer Easement and/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445 and Book 7453, Page 460; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 7597, Page 679; Storm Water Detention Agreement of record in Instrument Number 20040303-0023979; All matters shown on plat of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument Number 20050725-0086047 and 20050725-0086048; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 22, 67 and 68 Berkeley Hall, 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 GRANTEE, ITS SUCCESSORS and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, ITS SUCCESSORS 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 22nd day of February, 2006.

BDH, LLC

By:
Brian Burns, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brian Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member, of BDH, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand at office this 22nd day of February, 2006.

Commission expires: August 16, 2009

Bethany Porter

Bethany Porter Notary Public

File Number: 260200226

RETURN TO:
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

