File No. 526010085

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/06 14:01 2 pgs
Fees:13.00 Taxes:972.73

20060317-0031157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: September 16, 2009
(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank K. Vickers Jr.	CTX Mortgage Company, LLC	173-4-A-322
(NAME) 901 Cabernet Trail	(NAME) 801 94th Street North	
(ADDRESS) Antioch, TN 37013	(ADDRESS) St. Petersburg, Florida 33702	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, S & Y Construction, Inc., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank K. Vickers Jr. and Mia M. Vickers, Husband and Wife, HEREINAFTER CALLED THE GRANTEE(S), 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. 293 on the Plan of Section Four Oak Highlands, as shown by plat of record in Instrument No. 20040128-0010661, of 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 the same property conveyed to S&Y Construction Inc,. a Tennessee Corporation by deed from Pine Oaks Properties Two, LLP, a Tennessee Limited Liability Partnership, n.k.a. Pine Oaks Properties Two, G.P., a Tennessee General Partnership dated 9/29/05 and recorded on 10/07/05 in Instrument No. 20051007-0121721, Register's Office for said County.

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 901 Cabernet Trail, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of February, 2006.

S&Y Construction Inc.

By: _____
Mansour Mike Sedaghat, President

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mansour Mike Sedaghat with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of S & Y Construction, Inc. the within named bargainer, a corporation, and that, Mansour Mike Sedaghat as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him as such President.

Witness my hand at office this 9th day of February, 2006.

Commission expires: September 16, 2009

Jai Kehew — Notary Public



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RETURN TO:

Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027