WARRANTY DEED

Return to:

Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Eagle Construction LLC	Same as new owner	135-10C-155
(NAME)	(NAME)	135-10C-156
506 Clubhouse Court (ADDRESS)	(ADDRESS)	135-10C-157
Antioch, TN 37013 (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, General Construction Company, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Eagle Construction, LLC, 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:

Tract No. II
Being all of Lot Nos. 131, 132, and 133, Final Plat, Section Six, Ransom Park, as shown by plat and survey of record in Instrument No. 20041118-0138645, 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 part of the same property conveyed to General Construction Company, Inc., by deed of record in Instrument No. 20060210-0016796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011010-0110579, said Register's Office.

unimproved ☐

This is improved ☒ property, known as Lots 131,132, and 133 Ransom Park, Nashville, TN 37217
(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: 05/30/06 08:25 2 pgs
Fees:13.00 Taxes:499.50

20060530-0062642

MAY. 25. 2006 5:03PM ADVANTAGE TITLE 615-777-2015 NO. 4332 P. 3

Witness my hand this 25th day of May, 2006.

General Construction Company, Inc.

By: Linda Layne Secretary Treasurer
Linda Layne, Secretary/Treasurer.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Linda Layne 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/treasurer of General Construction Company, Inc. a corporation, and that she as such secretary/treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as secretary/treasurer.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2006.

Commission expires:

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

LaTrece McAdoo
Notary Public

MAY. 25. 2006 5:03PM ADVANTAGE TITLE 615-777-2015 NO. 4332 P. 4