File No. 260501421

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/06 13:14 2 pgs
Fees:13.00 Taxes:555.00

20060607-0067641

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.

(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	Southern Home Builders, LLC	p/o 041-00-0-063.00
(NAME) 377 Waldron Road	(NAME) 377 Waldron Road	
(ADDRESS) LaVergne, TN 37186	(ADDRESS) LaVergne, TN 37186	
(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, , General Construction Company, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southern Home Builders, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE(S), It's Successor's 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 all of Lot Nos. 12, 35, 36, and 47, on the Plan of Final Plat, Section Two, Vantage Point (formerly North Forty), as shown by plat appearing of record in Instrument No. 200604060040015, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being part of the same property conveyed to General Construction Company, Inc., a Tennessee Corporation by Quitclaim Deed dated December 27, 2002 of record in Instrument No. 200212300161910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants as shown of record in Instrument No. 200310090150482; Storm Water Detention Agreement as shown of record in Instrument No. 200111020119701; all matters shown on the plan of record in Instrument No. 200604060040015; 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 12, 35, 36 & 47, Vantage Point, Nashville, TN
(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), It's Successor's 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), It's Successor's 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 1st day of June, 2006.

General Construction Company, Inc.

By: _____
Linda Layne, Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and 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 Tennessee Corporation, the within named bargainor, a corporation, and that she as such Secretary/Treasurer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Secretary/Treasurer.

Witness my hand at office this 1st day of June, 2006.

Commission expires: March 20, 2010

MELINDA M. WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Melinda M. Wray Notary Public

File Number: 260501421

RETURN TO:
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1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129