Davidson County DEEDWARR
Recvd: 06/08/06 15:14 2 pgs
Fees:13.00 Taxes:519.48
20060608-0068340

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 140,400.00**

Affiant

Subscribed and sworn before me this the **30th Day of May, 2006**

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public
My Commission Expires: 9/17/09

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Carlos A. Farrufia **845 Post Oak Drive** **Antioch, Tennessee 37013**	**845 Post Oak Drive** **Antioch, Tennessee 37013**	**New Owner**

Map 164-16 Group A Parcel 113

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 consideration, the receipt of which is hereby acknowledged

JERRY BUTLER BUILDERS, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CARLOS A. FARRUFIA, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being Lot Number 28, Section Five, Meadow Woods Subdivision of record in Instrument Number 20010605-0058130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jerry Butler Builders by Quitclaim Deed from Butler Developers, LLC of record in Instrument Number 20030317-0034794, Register's Office for Davidson County, Tennessee dated March 13, 2003.

Subject to Restrictions of record in Book 10666, page 748, Book 10788, page 10, Instrument Number 20000924-0091988, Inst. No. 20010830-0094506, and Instrument No. 20010911-0098356, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 30th Day of May, 2006

Jerry Butler Builders, LLC

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Susan Magnuson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Jerry Butler Builders, LLC** for the purpose therein contained, and who further acknowledge him/her self to be **An Authorized Agent** and being authorized by the board of directors/principals to execute this document on behalf of **Jerry Butler Builders, LLC**

Witness my hand and official seal this **30th day** of **May, 2006.**

My Commission Expires:

3-20-10

Notary Public

AMANDA HANELINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY