6

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$177,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th **DAY OF** June, **2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY RACHAEL BENSON	CTX MORTGAGE COMPANY	**61-15-322**
(NAME)	(NAME)	
1110 STRATFORD AVENUE	P.O. BOX 199114	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	DALLAS, TX 75219-9114	
(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, **BLUE RIDGE HOMES OF TENN, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY RACHAEL BENSON, a single person**, 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:

LAND in Davidson County, Tennessee, being Lot No. 230, on the Revised Plan of part of Inglewood Place, of record in Plat Book 421, Page 137, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blue Ridge Homes of TN, LLC by Deed from Kenneth M. Garner of record in Instrument No. 20050719-0083544 Dated July 6, 2005 and Recorded July 19, 2005, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1110 STRATFORD AVENUE, NASHVILLE, TN 37216**

(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.

Witness **my hand** this 16th **day of** June, **2006.**

BLUE RIDGE HOMES OF TENN, LLC.

Mark Hayes by

MARK HAYES, Sole Member
By: Thomas Mattingly, Attorney-in-Fact

attorney-in-fact

Davidson County DEEDWARR
Recvd: 06/20/06 11:03 2 pgs
Fees:13.00 Taxes:654.90

20060620-0073418

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Thomas Mattingly**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Mark Hayes** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 16th **day of** June **, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

