Davidson County DEEDWARR
Recvd: 06/20/06 13:41 2 pgs
Fees:13.00 Taxes:1142.97

20060620-0073593

WARRANTY DEED

P-SHB-06-0016

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,910.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROLA. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Julia Beatrice Kennedy	Realty Mortgage Corp.	
849 Fonnic Drive	(NAME) 7000 Executive Center Dr. #200	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Brentwood, TN 37027	33-13-0-A-16.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOUTHERN HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIA BEATRICE KENNEDY, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 16 on the Plan of Hidden Springs, Phase-One, Section Two, a Plat of record in Instrument Number 20050209-0015118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Southern Home Builders, LLC a Tennessee limited liability company by Warranty Deed from Hidden Springs Development, LLC a Tennessee limited liability company, dated June 13, 2005 as of record in Instrument Number 20050627-0073447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 849 Fonnic Drive, Nashville, Tennessee 37207
(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 my/our hand(s) this 31st day of May, 2006.

Southern Home Builders LLC

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2006, before me personally appeared
Connie Gill, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the
Secretary of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that he/she as such
Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand ~~and official~~ seal, this the 31st day of May, ~~2006~~.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959