WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,400.00

Melissa Woodward
Affiant

Davidson County DEEDWARR
Recvd: 06/21/06 14:51 2 pgs
Fees:13.00 Taxes:1044.88

20060621-0074260

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2006.

Lisa M Vaske
Notary Public

MY COMMISSION EXPIRES: 3/17/07
(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
Adonis Jarmon	Adonis Jarmon	P/O 33/180
(NAME) 860 Fonnic Drive	(NAME) 860 Fonnic Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Southern Home Builders, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adonis Jarmon and wife, Merlyn Jarmon 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 the 3rd Councimanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 5 on the Plan of Hidden Springs, Phase-One, Section Two, a Plat of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Southern Home Builders, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20050627-0073447, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 860 Fonnic Drive, Nashville, TN 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 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 15th day of June, 2006.

Southern Home Builders, LLC, a Tennessee Limited Liability Company

By: _____ Secretary

Southern Home Builders, LLC, a Tennessee Limited Liability Company

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Connie Gill 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 of Southern Home Builders, LLC, a Tennessee limited liability company, and that she as such Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2006.

Commission expires: 4-21-2008

_____
Notary Public

SUSAN TOOMBS
Notary Public At Large
RUTHERFORD COUNTY, TN

JUN. 15. 2006 4:50PM ADVANTAGE TITLE 615-777-2015 NO. 5789 P. 9