MARILYN K. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My Commission Expires AUG 16, 2008

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Daniel P. Larkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2006.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel Larkin | Professional Mortgage Group, Inc. | 165-05-OA-005.00 |
| (NAME) | (NAME) | |
| 317 S. Shore Drive | 222 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Murfreesboro, TN 37129 | |
| (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, I/WE, **CMH Parks, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Larkin and Teresa Larkin**, Husband and Wife, 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 all of Lot No. 5, Subdivision Plat, Section I, Phase I, South Shore, a Planned Unit Development, of record in Instrument #20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

BEING a portion of the same property conveyed to CMH Parks, Inc. by deed of record in Instrument #20000615-0059555, Register's Office for said County. See also, Scriveners Affidavit of Correction of Warranty Deed of record in Instrument #20050921-0113254 and Quitclaim Deed of record in Instrument #20051123-0142183, Register's Office for said County.

**This conveyance is subject to Covenants, Restrictions, By-Laws and Conditions of record in Instrument #20051103-0133346, Register's Office for said County.**

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

unimproved ☐

This is improved ☒ property, known as 317 S. Shore Drive, Antioch, TN 37013
(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 21st day of June, 2006.

CMH Parks, Inc.

By: _____
Michael Rutherford, Secretary

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 06/23/06 11:33 2 pgs
Fees:13.00 Taxes:355.20

20060623-0075136

STATE OF TENNESSEE
COUNTY OF Blount

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael Rutherford with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary respectively of CMH Parks, Inc. the within named bargainor, and corporation, and that he as such Secretary being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael Rutherford as such Secretary, and attesting the same by the said Michael Rutherford as such Secretary

Witness my hand and official seal at Maryville Tennessee this 21st day of June, 2006.

Commission expires: December 5 2007

Sharon Corn
Notary Public

SHARON CORN
NOTARY PUBLIC AT LARGE
BLOUNT CO. TENN