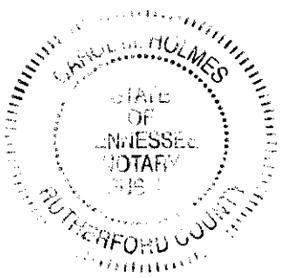
File No. 260601234

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,187.21

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2006.

Carole M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/22/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/27/06 13:36 2 pgs
Fees:13.00 Taxes:130.19

20060627-0076790

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Home Builders, LLC	Southern Home Builders, LLC	p/o 164-3700
(NAME)	(NAME)	
377 Waldron Road	Same	
(ADDRESS)	(ADDRESS)	
Lavergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Summerfield Development, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Southern Home Builders, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 124, on the Final Plat, Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 200511030133115, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Summerfield Development, LLC by Quitclaim Deed dated July 14, 1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants as shown of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 200103080021946, Instrument No. 200105040046260, Instrument No. 200305270071168 and Instrument No. 200511030133359; By-Laws as shown of record in Book 11648, Page 662; Easement to Metropolitan Government of Nashville as shown of record in Instrument No. 200001130004777; Easement to Tennessee Telephone Co. as shown of record in Instrument No. 200008240083643; Charter of Homeowner's Association as shown of record in Instrument No. 200103260028531; all matters shown on the plan of record in Instrument No. 200511030133115; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lot 124, Summerfield, ,
(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, its successors and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 its hand this 22nd day of June, 2006.

Summerfield Development, LLC

By: _____
John Harney, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Harney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Summerfield Development, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 22nd day of June, 2006.

Commission expires: 8/14/09

Bethany Porter
Notary Public

File Number: 260601234

RETURN TO:
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

