WARRANTY DEED

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Dunson Jr.	FIRST HORIZON HOME LOAN CORP.	P/O 149-228
(NAME)	(NAME)	
116 Took Drive	5775 E GLENRIDGE DR. #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ATLANTA, GA 30328	
(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 Samuel Dunson Jr. and wife, Melanie Dunson, 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. 5, Berkeley Hall, Phase Five, Section One, of Hickory Highlands PUD, according to survey and plat of same appearing of record in Instrument Number 20050125000851 as corrected by Surveyor's Certificate of correction in Instrument No. 20050223-0019584, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Southern Home Builders, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20050422-0045022, 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 116 Took 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.

Davidson County DEEDWARR
Recvd: 07/13/06 14:00 2 pgs
Fees:13.00 Taxes:896.25

20060713-0084585

JUN. 8. 2006 11:39AM ADVANTAGE TITLE 615-777-2015 NO. 5209 P. 5/7

Witness my hand this 9th day of June, 2006.

Southern Home Builders, LLC, a Tennessee Limited Liability Company

By: _____

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 9th day of June, 2006.

Commission expires: 4-21-2008

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Notary Public

SUSAN TOOMBS Notary Public At Large RUTHERFORD COUNTY, TN

JUN. 8. 2006 11:40AM ADVANTAGE TITLE 615-777-2015 NO. 5209 P. 6/7