File No. 260700827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXXXX~~ $139,011.20

Jaimie Raymond
Affiant

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

Yolonda Vellekamp
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

YOLONDA VELLEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010

Davidson County DEEDWARR
Recvd: 07/26/06 10:26 2 pgs
Fees:13.00 Taxes:514.34

20060726-0090026

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Home Builders, LLC	SAME	P/O 164-00-0-037.00
(NAME) 377 Waldron Road	(NAME)	
(ADDRESS) LaVergne, TN 37086	(ADDRESS)	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Summerfield Development, L.L.C.. a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Southern Home Builders, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE(S), 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 Nos. 98, 99, 123 & 125, on the Plan of Final Plat Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument Number 200511030133115, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Summerfield Development, LLC. a Tennessee limited liability company by Quit Claim Deed dated 6/17/1999 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to, Declaration of Covenants, Conditions and Restrictions of record in Book 11588, Page 484; Book 11669, Page 376; Instrument Numbers 200103080021946; 200105040046260; 200305270071168 and 200511030133359;By-Laws of record in Book 11648, Page 662 and in Instrument Number 200105040046261;Charter of record in Book 11648, Page 660 and in Instrument Number 200103260028531; Storm Water Detention Agreement of record in Instrument Number 200001130004777;Easement to Tennessee Telephone Company of record in Instrument Number 200008240083643, All matters shown on the plan of record in Instrument Number 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 Lots 98, 99, 123 & 125 Summerfield, Nashville, TN
(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), its successors and assigns forever; and Grantor covenants with the said GRANTEE(S) 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 Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 21st day of July, 2006.

Summerfield Development, L.L.C.

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, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at office this 21st day of July, 2006.

Commission expires: 8/16/09

Bethany Porter

Notary Public

File Number: 260700827

RETURN TO:

Southern Title Services

1535 W. Northfield Blvd., Suite 16

Murfreesboro, TN 37129

