File No. 260701264

WARRANTY DEED

MANDY ALSUP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/9/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/02/06 11:48 2 pgs
Fees:13.00 Taxes:858.03
20060802-0093949

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Breidy Navarro	Breidy Navarro	150-14-08
(NAME) 3732 Lipton Place	(NAME) same	011.00
(ADDRESS) Antioch, TN 37013	(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, , Homes by Design, LLC., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Breidy Navarro and Linette Marie Castellano Unmarried HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 on the Plan of HAMILTON CHURCH Subdivision, as of record in Instrument No. 200508310104380, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Homes by Design by deed from Ronald Morton, Jayne Eaton, John Begley, Mitchell Begley, Tarianna Pierce, Michael Thompson, Matthew Covington, Joseph Covington of record in Instrument No. 20030513-0064204, recorded May 13, 2003 for Map 150 Parcels 97 & 99, Register's Office for said County.

Being part of the same property conveyed to Homes by Design by deed from Barbara Grace Grogan, Norsleter Grace Fuller, Marcellus Grace Sr., James Grace Sr., John Grace Sr., Capp Grace Jr., Leroy Grace Jr., Carl T. Grace, Albert H. Clark Jr., Deirdre J. Clark, Albert H. Clark Sr. in Instrument No. 20030514-0065312, recorded May 14, 2003 Register's Office for said County.

Being part of the same property conveyed to Homes by Design, LLC. by deed from Dessie R. Ramsey of record in Instrument No. 20020821-0101130, recorded on August 19, 2002, Register's Office for said County.

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

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 3732 Lipton Place, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 31st day of July, 2006.

Homes by Design, LLC.

By: _____

Harold D. Feener, Managing Member

Attest: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold D. Feener with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Harold D. Feener, as such Managing Member.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 7/31/2006.

My Commission Expires: 6/9/07

Notary Public

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260701264

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122