07

Realty Title
Box 481

File No. 260600694

WARRANTY DEED

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(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: 08/04/06 13:10 2 pgs
Fees:13.00 Taxes:658.23
20060804-0095912

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Sinanan	Sheila Sinanan	P/O MAP 150
(NAME) 4532 Hamilton Lane	(NAME) Same	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	PARCELS: 95, 96, 97, 99 AND 192
(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, We,

Homes By Design, LLC, HEREINAFTER CALLED THE GRANTOR(S),

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila Sinanan, HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS,

A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PHASE 1

BEING Lot No. 41 Hamilton Church Subdivision, as shown by plat of record in Instrument Number 200508310104380, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being Part of the same property conveyed to Homes By Design, LLC 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 and Albert H. Clark, Sr., of record in Instrument Number 20030514-0065312 and also 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 and Joseph Covington of record in Instrument number 20030513-0064204 and also being part of the same property conveyed to Homes By Design, LLC by deed from Dessie R. Ramsey of record in Instrument number 20020821-0101130, Register's Office for said County.

For the purposes of this transaction the said Homes By Design as forementioned is also known as Homes By Design, LLC.

This conveyance is subject to all matters as set forth per Instrument number 20050831-0104380, Register's Office of said County.

This conveyance is subject to Restrictive Covenants of record in Instrument number 20030822-0122292, Register's Office of said County.

This conveyance is subject to easement as shown of record in Instrument number 20040608-0067336, 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 4532 Hamilton Lane, 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), her 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), her 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 19th day of June, 2006.

Homes By Design

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 19th Day of June 2006.

My Commission Expires:
11-28-09

_____
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260600694

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
Realty Title & Escrow Co., Inc.
206B Cool Springs Blvd. Ste. 206
Franklin, TN 37067