WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Clifford Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2006.

Heidi Jo Cleyton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

Heidi Jo Cleyton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

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

BOX 13 # 11896

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Dudley	Clifford Dudley	135-10C-134
(NAME)	(NAME)	
3224 Grace Crest Point	3224 Grace Crest Point	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(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, General Construction Company, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford Dudley, UNMARRIED, 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. 114 on the plan of Ransom Park, Section Five, as of record in Instrument No. 20041118-0138647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to General Construction Company, Inc., a Tennessee corporation, by deed of record in Instrument No. 20041202-0143712, 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 3224 Grace Crest Point, Nashville, TN 37217
(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: 09/15/06 14:17 2 pgs
Fees:13.00 Taxes:769.60

20060915-0114660

Witness my hand this 11th day of September, 2006.

General Construction Company, Inc., a Tennessee Corporation

By: Linda Layne

Linda Layne, secretary/treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Layne with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, in her capacity as secretary/treasurer of General Construction Company, Inc. and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the secretary/treasurer of General Construction, Inc. and is authorized by General Construction, Inc. to execute this instrument by signing the name of the corporation as such secretary/treasurer.

Witness my hand and official seal at Nashville, Tennessee this 11th day of September, 2006.

Commission expires: 7/25/09

Heidi Jo Clayton

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County