WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,702.00

Affiant

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

Heidi Jo Clayt
Notary Public

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

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

BOX 13
12153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charmaine A. Beckford	NovaStar Mortgage, Inc.	163-2B-29
(NAME)	(NAME)	
201 Took Drive	4059 Kincross Lakes Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, OH 44286	
(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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charmaine A. Beckford, 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 all of Lot No. 68, on the Plan of First Amendment Berkeley Hall Phase Five, Section One of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20050725-0085047 and 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument Number 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Southern Home Builders, LLC, by deed of record in Instrument No. 20060224-0021672, 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 201 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: 09/26/06 14:31 2 pgs
Fees:13.00 Taxes:994.20
20060926-0119142

Witness my hand this 31st day of August, 2006.

Southern Home Builders, LLC

By: _____

Southern Home Builders, LLC Agent

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Brad Pennington 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 Authorized Agent of Southern Home Builders, LLC, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires:

7-25-09

_____
Notary Public

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