WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/06 16:02 2 pgs
Fees:13.00 Taxes:710.03
20061017-0128968

FILE BOX 19B
06-10-007-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of October, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WALDORF G. COLEMAN	OWNIT MORTGAGE SOLUTIONS, INC.	150-3
(NAME) 3408 Shakertown Road	(NAME) 11700 Great Oaks Way, Ste. 360	432.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BEST BUILT CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WALDORF G. COLEMAN, UNMARRIED**, hereinafter called the Grantee(s), 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. 478 on the Plan of "The Country", Section 10 of record in Book 6900, Page 394, 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 the same property conveyed to BEST BUILT CONSTRUCTION, INC., by Deed from BENNY DWAYNE HOPPER AND WIFE, BARBARA DENISE HOPPER, dated 4/25/06 of record in Instrument No. 20060427-0048030, Register's Office for Davidson County, Tennessee. Further conveyed to Benny Dwayne Hopper and wife, Barbara Denise Hopper, dated 12/10/90, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6900, Page 394, Instrument No. , said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved ☐
Improved ☐ property known as: 3408 Shakertown Road, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, its hands, this 16th day of October, 2006

BEST BUILT CONSTRUCTION, INC.
A TENNESSEE CORPORATION

BY: _____
JAVID SALIMI, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JAVID SALIMI**, 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 PRESIDENT of **BEST BUILT CONSTRUCTION, INC. , A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of October, 2006.

My Commission Expires: 03/31/07

_____
Notary Public

