# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/06 15:07 2 pgs
Fees:13.00 Taxes:980.13
**20061024-0131919**

FILE BOX 19B
06-10-009-J

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of October, 2006.

SUSAN B. EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~03/31/07~~ 5-24-08 (AFFIX SEAL)

**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 |
|---|---|---|
| **RAMSEY L. JAMES AND WIFE, KIMBERLY H. JAMES** | **"NEW OWNER"** | 182-12-A |
| (NAME) 4252 October Woods Drive | (NAME) | 98.00CO |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) | |
| (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, **H & J BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAMSEY L. JAMES AND WIFE, KIMBERLY H. JAMES**, 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. 212 on the Plan of Phase Six, Section Four, Apple Valley, a Residential Planned Unit Development of record in Instrument No. 20051206-0146631, 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 H&J BUILDERS, INC., A TENNESSEE CORPORATION by Deed from DESIGNER HOMES, G.P., A TENNESSEE GENERAL PARTNERSHIP, dated 1/18/06 of record in Instrument No. 20060120-0007598, Register's Office for Davidson County, Tennessee. And further conveyed from Paul E. Johnson and Jeffrey P. Johnson, and Stacey J. Carter, and Buford W. Carter, Lori J. Kelley, and B & Y, a Tennessee General Partnership, recorded on September 3, 2002, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Apple Valley, of record in Instrument No. 20020724-0088783 and made applicable in 20051207-0147209, Register's Office for Davidson County, Tennessee; 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: 4252 October Woods Drive, 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 23rd day of October, 2006

**H & J BUILDERS, INC.,**
**A TENNESSEE CORPORATION**

**By:** _____
**ESHAGH HANAI, PRESIDENT**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ESHAGH HANAI**, 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 **H & J BUILDERS, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), a Tennessee CORPORATION, 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 23rd day of October, 2006.

My Commission Expires: ~~03/31/07~~ 5-24-08

_____
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY