WARRANTY DEED

BOX 13
12410



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,225.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 72509

Davidson County DEEDWARR
Recvd: 11/06/06 13:14 2 pgs
Fees:13.00 Taxes:818.53

20061106-0137870

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yarcheka Marable	Yarcheka Marable	163020B031.00C0
(NAME) 161 Took Drive	(NAME) 161 Took Drive	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, TN 37013	
(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, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yarcheka Marable, 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: Unmarried.

Land in Davidson County, Tennessee, being all of Lot No. 70 on the Plan on the First Amendment, Berkeley Hall, Phase Five- Section One of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being PART OF the same property conveyed to Southern Home Builders,LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20060113-0005241, 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 161 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.

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

Southern Home Builders,LLC, a Tennessee Limited Liability Company

By: _____

Southern Home Builders,LLC, a Tennessee Limited Liability Company

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 Southern Home Builders,LLC, a Tennessee Limited Liability Company with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

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

Commission expires:
72509

_____
Notary Public

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