File No. 261000248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

WILSON COUNTY TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/14/06 11:18 2 pgs
Fees:13.00 Taxes:773.30
20061114-0141253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack M. Thomas Jr.	Decision One Mortgage Company, LLC	Map 150-14B-013.00
(NAME) 4529 Hamilton Lane	(NAME) 3023 HSBC Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Fort Mill, SC 29715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Homes By Design, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack M. Thomas Jr. and Cynthia Thomas, Husband and Wife, 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:

BEING Lot No. 13, Hamilton Church Subdivision, as shown by plat of record in Plat Instrument No. 200508310104380, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Homes By Design, LLC by deed from Barbara Grace Grogan, Norsleter Grace Fuller, Marcellus Grace, Sr., James Grace, Sr., John Grace Sr., Capp Grace, Sr., Leroy Grace Jr., Carl T. Grace, Albert H. Clark, Jr., Deirdre J. Clark, Albert H. Clark, Sr., Filed on 05/14/2003 of record in Deed Instrument No. 20030514-0065312, Register's Office for said County.

Being part of the same property conveyed to Homes By Design by deed from Ronald Morton, Jayne Eaton, John Begley, Mitchell Begley, Tarianna Pierce, Michael Thompson, Matthew Covington, Joseph Covington, Filed on 05/13/2003 of record in Deed Instrument No. 20030513-0064204, Register's Office for said County.

Being part of the same property conveyed to Homes By Design, LLC by deed from Dessie R. Ramsey, Filed on 08/21/2002 of record in Deed Instrument No. 20020821-0101130, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4529 Hamilton Lane, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 8th day of November, 2006.

Homes By Design, LLC

By: _____

Harold D. Feener, Managing Member

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold D. Feener 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 Managing Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Harold D. Feener, as such Managing Member.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 11/8/2006.

My Commission Expires: 6/9/10

Notary Public

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 261000248

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122