WARRANTY DEED

Vanessa E. Allen
Notary Public
State of Tennessee
Rutherford County

Davidson County DEEDWARR
Recvd: 11/16/06 10:17 2 pgs
Fees:13.00 Taxes:675.25

20061116-0142305

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Danielle Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2006.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7-18-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Millstone, married	Taylor, Bean, &Whitaker	150-16-0-A-109.00
(NAME)	(NAME)	
3440 Whitesail Court	1417 N. Magnolia Ave.	
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Ocala, FL 34475-9078	
(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, I/WE, Classic Homes, BOS, LP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Millstone, married, 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:

Being Lot No. 91, on the Final Plat of Windhaven Shores, Section Four, as shown by Plat appearing of record in Instrument No. 20041222-0152517, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Windhaven Shores, Inc., by Quitclaim Deed dated 11/08/01 of record in Instrument No. 20011126-0128352 and being further conveyed to Classic Homes, BOS, LP, by Warranty Deed dated 11/30/05 of record in Instrument No. 20051202-0144897, Register's Office for Davidson County, Tennessee.

Judgement in favor of the United States of America upon the relation and for the use of the Tennessee Valley Authority of record in Book 2590, Page 263; Restrictions of record in Instrument No. 20030219-0021585 and amended in 20030219-0021586; All matters shown on the plat of record in Instrument No. 20041222-0152517; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3440 Whitesail Court, 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 7th day of November, 2006.

Classic Home, BOS, LP

Scott Porterfield, President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Scott Porterfield with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Classic Homes, BOS, LP, a Partnership, the within named bargainor, and that he a such officer executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself as said officer.

Witness my hand and official seal at this 7th day of November, 2006.

Commission expires:

7-18-2010

Vanessa E. Allen

Notary Public

Rutherford County Vanessa E Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130