WARRANTY DEED



State of Tennessee)
County of Davidson)

07-01-004K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS , $260,731.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of January, 2007

Notary Public

My Commission Expires: 01/03/11 (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
KENDRA M. MCGEE **BRYAN L. MCGEE**	**MARKET STREET MTG**	P/O 181
(NAME) 201 Stecoah Street	(NAME) P.O. BOX 22128	36.00/22.02
(ADDRESS) Antioch, TN 37013	(ADDRESS) TAMPA, FL 33622-2128	
(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 **KENDRA M. MCGEE AND BRYAN L. MCGEE, wife and husband**, 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. 11 on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option of record in Instrument No. 20060330-0035946, 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 SAF PROPERTIES, A TENNESSEE PARTNERSHIP, dated October 23, 2006 of record in Instrument No. 20061025-0132160, Register's Office for Davidson County, Tennessee. Further conveyed to SAF Properties dated October 1, 2004, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek, of record in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152 and made applicable in Instrument No. 20060523-0060562 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 assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 201 Stecoah Street, Antioch, TN, 37013.

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

Davidson County DEEDWARR
Recvd: 01/31/07 12:34 2 pgs
Fees:13.00 Taxes:964.70
20070131-0012840

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 30th day of January, 2007

H & J BUILDERS, INC.,
A TENNESSEE CORPORATION

By: _____
COBY HANAI, MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **COBY 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 **MANAGER** of **H & J BUILDERS, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), a Tennessee Corporation, and that he as such **MANAGER**, 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 30th day of January, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.