Davidson County DEEDWARR
Recvd: 02/28/07 10:13 2 pgs
Fees:13.00 Taxes:931.01

20070228-0024537

WARRANTY DEED

P-SHB-07-0220

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,625.00

Carole Brady
Affiant

Subscribed and sworn to before me, this 21st DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole Brady	Guaranty Trust Co.	
220 Took Drive (ADDRESS)	316 Robert Rose Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	163020B02100CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOUTHERN HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROLE BRADY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 21, First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D., as shown on plat of record in Instrument No. 200507060077601, as corrected in Insrument No. 200507250086047, 200507250086048 and 200509230114416 in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to BDH, LLC by deed from Burns, DeSelms and Howell, Inc., a Tennessee corporation of record in Instrument 200409020106176 on 08/09/2004 and filed for record on 09/02/2004, Register Office for said County.
Being part of the same property conveyed to Southern Home Builders, LLC by deed from BDH, LLC of record in Instrument 200504220045021 on 04/15/2005 and filed for record on 04/22/2005, Register Office for said County.
Being part of the same property conveyed to Southern Home Builders, LLC by deed from BDH, LLC of record in Instrument 200504280047406 on 04/15/2005 and filed for record on 04/28/2005, Register Office for said County.

unimproved ( )
This is improved (X) property, known as 220 Took Drive, Nashville, Tennessee 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 my/our hand(s) ~~this 21st~~ day of February, 2007.

Southern Home Builders, LLC
BY: Jill, Secretary

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 21st day of February, 2007, before me personally appeared Connie Gill, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of February, 2007.

Susan Toombs
Notary Public

My Commission Expires: 4-21-2008

(SEAL)

SUSAN TOOMBS
Notary Public At Large
RUTHERFORD COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959