File No. 270201201

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/05/07 10:31 2 pgs
Fees:13.00 Taxes:934.25
20070305-0026590

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthor Peete	Countrywide Home Loans, Inc.	173-4B-13
(NAME)	(NAME)	
6112 Blue Hole Court	2021 N. Gallatin Rd., Ste, 280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Madison, TN 37115	
(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, Three D Builders LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthor Peete and Brilontine Peete, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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 on the Plan of Blue Hole Pointe, as of record in Plat recorded in Instrument no. 200606190072751, 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 Three D Builders, LLC by deed from General Construction Company, Inc. recorded on 06/18/2006 of record in Instrument No. 200606190072751, Register's Office for said County.

Subject to all matters as set forth per Plat recorded in Instrument 200605310063584, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 200612120153449 Register's Office of said County.

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 6112 Blue Hole Court, Nashville, 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), 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), 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 28th day of February, 2007.

Three D Builders LLC

Darren Dryer, treasurer

Jeff Duty, Member

Dustin Dowling, secretary

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darren Dryer, with whom I am personally acquainted and who upon isoath acknowledged himself to be the treasurer of Three-D Builders the within named bargainer, a limited liability company , and that, they as such treasurer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such treasurer.

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dustin Dowling with whom I am personally acquainted and who upon his oath acknowledged himself to be the secretary of Three-D Builders the within named bargainer, a limited liability company , and that, he as such secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such secretary.

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Duty with whom I am personally acquainted and who upon his oath acknowledged himself to be a member of Three-D Builders the within named bargainer, a limited liability company, and that, he as such member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such member.

Witness my hand at office this 28th day of February, 2007.

Commission expires:

JERRY A. KENNON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

Notary Public

File Number: 270201201

RETURN TO:

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