WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/07 10:01 2 pgs
Fees:13.00 Taxes:839.53
20070315-0031643

FILE BOX 19B
07-02-026-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
15th day of March, 2007

Notary Public

My Commission Expires: 01/03/11

DEE PEES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON (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
KATHERINE D. SMITH	MARKET STREET MORTGAGE	181-03-OA
(NAME) 7417 Stecoah Street	(NAME) 2650 McCormick Drive, Ste. 200	242.CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Clearwater, FL 33759	
(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 **KATHERINE D. SMITH, UNMARRIED**, hereinafter called the Grantee(s), her 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. 85, on the plan of Section One of Phase One, Addition to INDIAN CREEK ESTATES RS-10 Subdivision-Cluster Lot Option, A Planned Unit Development, of record in, Instrument No. 20060330-0035946, and in Instrument No. 20041001-0118249, 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 PARTNERSHIP, by Warranty Deed from SAF PROPERTIES, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20061025-0132160, dated October 23, 2006, Register's Office for Davidson County, Tennessee; and of record in Instrument No. 20041001-0118249, recorded on October 1, 2004, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Addition to Indian Creek Estates, 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: 7417 Stecoah Street, Antioch, TN, 37013.

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

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 15th day of March, 2007

H & J BUILDERS, INC.,
A TENNESSEE CORPORATION

By: _____, Authorized Agent
COBY HANAI, AUTHORIZED AGENT

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 AUTHORIZED AGENT of **H & J BUILDERS, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such Authorized Agent, 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 15th day of March, 2007.

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11

_____
Notary Public