WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
13060

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth F. McMichael Sr.	Colonial Bank	163020B06400CO
(NAME)	(NAME)	
540 Pippin Drive	919 West State Road 436, Suite 102	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Altamonte Springs, FL. 32714	
(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, WE, Southern Home Builders, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth F. McMichael, Sr., a single man 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:

Land in Davidson County, Tennessee, being all of Unit No. 105, on the Plan of First Amendment, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D. as shown by plat appearing of record in Instrument No. 20050706-0077601, as mended by Surveyor's Certificates of Correction of record in Instrument Nos. 20050725-0086047, 20050725-00806048, and 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being the same property conveyed to Southern Home Builders, LLC.*, by deed of record in Instrument No. 20050725-0086049, Register's Office for Davidson County, Tennessee.

* A tennessee Limited Liability Company.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 540 Pippin Drive, 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.

Davidson County DEEDWARR
Recvd: 04/10/07 11:58 2 pgs
Fees:13.00 Taxes:555.00

20070410-0042542

Witness my hand this 28th day of March, 2007.

Southern Home Builders, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Southern Home Builders, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Connie Gill with whom I am personally acquainted, (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 a Tennessee Limited Liability Company and that he/she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Southern Home Builders LLC a Tennessee Limited Liability Company by himself/herself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2007.

Commission expires: 4-21-2008

Susan Toombs

SUSAN TOOMBS Notary Public At Large RUTHERFORD COUNTY, TN