WARRANTY DEED

File Number: 70025

Davidson County DEEDWARR
Recvd: 05/09/07 11:21 2 pgs
Fees:13.00 Taxes:222.00

20070509-0055739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trophy Homes, LLC	Trophy Homes, LLC	81-8-212.00
(NAME)	(NAME)	
1808-A 7th Avenue North	1808-A 7th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Rhonda Ford and Joseph Pedro, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trophy Homes, LLC, 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:

BEING Lot No. 453 in the North Nashville Real Estate Company's Addition to Nashville, Tennessee, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No 453 fronts 50 feet on the easterly side of Seventh Avenue North Formerly North Vine Street, and runs back between parallel lines 175 feet to an alley.

Being part of the same property conveyed to Trophy Homes, LLC by deed from Joseph Pedro and Rhonda Ford, dated March 23, 2007, of record in Instrument #xxxxxxxxxxxxxxxxxx Register's Office for Davidson County, Tennessee

Being the same property conveyed to Joseph Pedro and Rhonda Ford by deed from Paul Brooks, dated April 13th, 2006, of record in instrument #20060501-0049409,Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1808-A& B 7th Avenue North, Nashville, TN 37208

(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.

Witness my hand this 30th day of March 2007.

Rhonda Ford

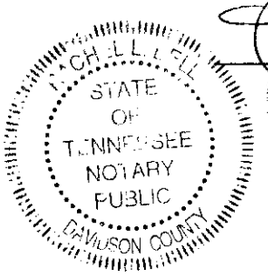
Joseph Pedro

STATE OF TENNESSEE COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 30 day of March 2007.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rhonda Ford and Joseph Pedro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rhonda Ford and Joseph Pedro executed the within instrument for the purposes therein contained.

Commission expires:



Notary Public

MY COMMISSION EXPIRES:
May 23, 2009