WARRANTY DEED 8010

Davidson County DEEDWARR
Recvd: 05/15/07 10:18 2 pgs
Fees:13.00 Taxes:589.78
20070515-0057917

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF MAY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 6-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anjeanette D. Thomas	Flagstar Bank	**063-16-0-C-047.00 CO**
(NAME)	(NAME)	
5162 Southfork Blvd.	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Troy, MI 48098	
(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, **Classic Homes BOS, LP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anjeanette D. Thomas, unmarried**, 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 Lot No. 47, Phase One, Section Two Hermitage Springs Estates Subdivision, as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restriction for Hermitage Springs Estates of record in Instrument No. 20001206-0120233, and amended in Instrument No. 20020130-0013464, and Instrument No. 20031006-147712, and Instrument No. 20040226-0022056, and Instrument No. 20031031-0160338, and Instrument No. 20060703-0078830, and Instrument No. 20060815-0100265 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Classic Homes BOS LP, a Tennessee limited partnership by Special Warranty Deed dated May 3, 2005 of record in Instrument No. 20050504-0050154, Register's Office for Davidson County, Tennessee.

This property is subject to: 2008 real property taxes and every year thereafter, alien not yet due and payable. HOA Charter filed of record in Instrument No. 20010716-0075385, and in Instrument No. 20020128-0011789, said Register's Office Restrictions of record in Instrument No. 20001206-0120233, Instrument No.20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20031031-0160338, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, and Instrument No. 20060815-00100265, said Register's Office. By-Laws of record in Instrument No. 20010712-0074536, and in Instrument No. 20030808-0113486, said Register's Office. Easement for right to use spring of record in Book 5792, page 639, and in Book 5826, page 95, said Register's Office. Ingress/Egress Easement of record in Book 6267, page 296, and in Book 6267, page 298, said Register's Office. Utility line easement to Cumberland Utility District/First Suburban Water of record in Book 8007, page 232, Book 8007, page 237, Book 8007, page 240 and in Book 8007, page 248, said Register's Office. Sewer line easement of record in Book 10644, page 117, Book 10644, page 186, Book 10644, page 190, and in Book 10644, page 194, said Register's Office. Subject to any and all matters on Boundary Plat filed in Instrument No. 20010703-0070299, said Register's Office. Subject to any and all matters of record in Instrument No. 20001206-0120233, and amended in Instrument No. 20020130-0013464, Instrument No. 200310060-0147712, Instrument No. 20040226-0022056, Instrument No. 20031031-0160338, Instrument No. 20060703-0078830, and in Instrument No. 20060815-0100265, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5162 Southfork Blvd., Old Hickory, TN 37138**

(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 **our hands** this **11th day of May, 2007**.

Classic Homes BOS, LP
By: BOS Tennessee Operations, Inc., General Partner

By:
Scott Porterfield, President

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Porterfield, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BOS Tennessee Operations, Inc., General Partner of Classic Homes BOS, LP, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 11th day of May, 2007

Commission Expires: 08/20/07

Notary Public

