# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/07 15:05 2 pgs
Fees:13.00 Taxes:92.50

20070516-0058772

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $25,000.00.

Karen Pittle
*Affiant*

Subscribed and sworn to me on May 15, 2007.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Vision General Construction LLC<br>1232 Berwick Trail<br>Madison, TN 37115 | SAME | 119<br>58-11-~~H~~-9.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Drake and wife, Stella L. Drake, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Vision General Construction LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Royal Hills S/D, Section 2, as of record in Book 4660, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed from James Hale and Doyle Hale (a partnership) d/b/a HALE & KINSLOW, to John T. Drake and wife, Stella L. Drake, of record in Book 5445, page 262, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to plan of Royal Hills S/D, Section 2, of record in Book 4660, page 122, Register's Office for Davidson County, Tennessee; and
3. Restrictive covenants for Royal Hills Subdivision, Section Two, of record in Book 4843, page 701 and Book 4950, page 530, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 132 Hodge Court, Nashville, TN 37218.

**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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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** our hands on May 15, 2007.

John T. Drake

John T. Drake, attorney-in-fact
Stella L. Drake for Stella L. Drake

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On May 15, 2007, before me personally appeared John T. Drake and wife, Stella L. Drake to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 15, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County the aforesaid, John T. Drake, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of Stella L. Drake (herein called the "**Maker**"), or a constituent of the **Maker** or by its constituent, the constituent being authorized by the **Maker** to execute this instrument as the free act and deed of the **Maker** on this 15th day of May, 2007.

My Commission Expires:
1/3/11

Notary Public

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE