WARRANTY DEED

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,048.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Earnhardt	Churchill Mortgage Corp.	~~xxxxxxxxx~~
(NAME)	(NAME)	063-04-0A-029.00
1181 Cleveland Hall Blvd.	761 Old Hickory Blvd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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, Homestyle Custom Builders, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay L. Earnhardt and wife, Cheri M. Earnhardt, 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 Lot No. 125, as shown on the Plat of Cleveland Hall Subdivision, Phase III, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Homestyle Custom Builders, Inc., by deed of record in Instrument No. 20060710-0082412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the Plan of record in Instrument No. 20060106-0002332, Register's Office of Davidson County, Tennessee.

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; Declaration of Covenants, Conditions and Restrictions and By-Laws and Resolutions of Cleveland Hall, LLC, of record in Book 11725, Page 76, and as amended in Instrument No. 20051202-0144894, and Instrument No. 20060113-0005680, Register's Office for Davidson County, Tennessee and easements of record.

unimproved ☐

This is improved ☒ property, known as 1181 Cleveland Hall Boulevard, 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.

Davidson County DEEDWARR
Recvd: 06/04/07 09:49 2 pgs
Fees:13.00 Taxes:2278.25
20070604-0065802

Witness my hand this 30th day of May, 2007.

Homestyle Custom Builders, Inc.

By: _____
Travis Thompson, President
President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Travis Thompson with whom 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 Homestyle Custom Builders, Inc., a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

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

Commission expires: February 22, 2010

_____
Notary Public

