31574

**WARRANTY DEED** 10698

Davidson County DEEDWARR
Recvd: 06/29/07 09:14 2 pgs
Fees:13.00 Taxes:517.96
20070629-0077662

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,990.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ROGER SPROUCH DAVIDSON CO. TN

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Tunisha V. Hobson** | **SunTrust Mortgage, Inc.** | **163-02-0-B-069.00 CO** |
| (NAME) | (NAME) | |
| **786 Pippen Drive** | **201 Fourth Avenue North , 7th Floor** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Nashville, TN 37219** | |
| (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, **Grand Developers, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tunisha V. Hobson, 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 Lot No. 176 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 and corrected by surveyor's certificate of correction of record in Instrument No., 20050725-0086047 and Instrument No., 20050725-0086048 and amended by Ratification, Dedication and Adoption of Plat of record in Instrument No., 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.**

**Being part of the same property conveyed to Grand Developers, LLC by deed of record in Instrument 20060713-0084294, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.**

unimproved ☐

This is improved ☒ property, known as **786 Pippen 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.

Witness **our hands** this **28th day of June, 2007**.

**Grand Developers, LLC**

**By:**
**Phillip Saindon, Chief Manager**

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Phillip Saindon, 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 Chief Manager of Grand Developers, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

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

Commission Expires:11/24/07

Notary Public

ROGER SPROUCH NOTARY PUBLIC AT LARGE DAVIDSON CO. TN