# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Return To:
**Elite Title Company**
**109 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**
G070403

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/17/07 09:41 2 pgs
Fees:13.00 Taxes:566.10
20070817-0098415

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Fletcher | CTX Mortgage Company | 151010A01400CO |
| (NAME) | (NAME) | |
| 3753 Waterford Way | 512 Autumn Springs Court, Suite D | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Franklin, TN 37067 | |
| (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, THI, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark E. Fletcher, 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. 14 on the Plan of Chatham Pointe, as of record in Book 6900, Pages 444 thru 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THI, LLC, by deed of record in Instrument No. 20070517-0059023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3753 Waterford Way, 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 my hand this 13th day of August, 2007.

THI, LLC

By: _____, THI Admin Mbr.
Phil Pustejovsky, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Phil Pustejovsky with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of THI, LLC a limited liability company, and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as member.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2007.

Commission expires:

7-25-09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County