File No. 270700699

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/06/07 12:45 2 pgs
Fees:13.00 Taxes:700.41
20070906-0107075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Rico	Banco Popular North America	Map 150-14-0B-005.00
(NAME) 4521 Hamilton Lane	(NAME) 9600 Bryn Mawr	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Rosemont, IL 60018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Homes by Design, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio Rico married , HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5, Final Plat HAMILTON CHURCH Subdivision, Phase I, as of record in Instrument No. 200508310104380 and amended in Instrument No. 200702160019954, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Homes by Design, LLC by deed from Dessie R. Ramsey of record in Instrument No. 200208210101130, recorded 8/21/2002, Register's Office for said County.

Being the part of same property further conveyed to Homes by Design, LLC by deed from Ronald Morton, Jayne Eaton, John Begley, Mitchell Begley, Tarianna Pierce, Michael Thompson, Matthew Covington, Joseph Covington of record in Instrument No. 200305130064204, Register's Office for said County.

Being part of the same property conveyed to Homes by Design, LLC by deed from Barbara Grace Grogan, Norsleter Grace Fuller, Marcellus Grace, Sr., James Grace, Sr., John Grace, Sr., Capp Grace, Jr., Leroy Grace, Jr., Carl T. Grace, Albert H. Clark, Deirdre J. Clark, Albert H. Clark, Sr., Instrument No. 200305140065312, Register's Office for said County.

Subject to all matters as set forth per Plat Instrument No. 200508310104380 and amended in Plat Instrument No. 200702160019954, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 200308220122292, 200703290037535, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4521 Hamilton Lane, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of September, 2007.

Homes by Design, LLC

By: _____

Stanley Feener, Member

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stanley Feener with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Stanley Feener, as such Member.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 9/4//2007.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 270700699

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122