WARRANTY DEED 10453

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

$240,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF SEPTEMBER, 2007**

Notary Public

MY COMMISSION EXPIRES: July 16, 2001.
(AFFIX SEAL)

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
Grand Developers, LLC	**OWNER**	See Below
(NAME)	(NAME)	
139 Charter Place		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/17/07 15:56 3 pgs
Fees:18.00 Taxes:888.00
20070917-0111419

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, **Global Construction, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grand Developers, LLC**, 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 Nos., 256, 267, 268, 269, 272 & 273 on the Final Plat of Fawn Crossing, (formerly Moss) Section One, of record in Instrument No. 20070911-0108856, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Global Construction, Inc. by deed of record in Instrument 20070105-0002519, Register's Office for Davidson County, Tennessee.

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

Map & Parcels

Lot 256	**150-14-0-C-003.00 CO**	**Lot 267**	**150-14-0-C-014.00 CO**
Lot 268	**150-14-0-C-015.00 CO**	**Lot 269**	**150-14-0-C-016.00 CO**
Lot 272	**150-14-0-C-019.00 CO**	**Lot 273**	**150-14-0-C-020.00 CO**

unimproved ☒

This is improved ☐ property, known as

(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 13th day of September, 2007.

Global Construction, Inc.

By: _____

Jerry Butler, President

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Butler 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 the Global Construction, Inc., a corporation, and that he as such President by signing the name of the corporation by himself as President.

Witness my hand and seal at Smyrna, Tennessee, this 13th day of September, 2007.

Commission expires:7/16/2011

_____

Notary Public

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

