32558

WARRANTY DEED 10861

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

James K Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF OCTOBER, 2007**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: **July 16, 2011.**
(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
Ralph Stevens	**OWNER**	**See Below**
(NAME)	(NAME)	
2572 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/11/07 08:53 3 pgs
Fees:18.00 Taxes:832.50
20071011-0120803

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, **T.F. Homes, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralph Stevens and James K. Thomas**, 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. 37, 68, 100, 101 & 102 on the Final Plat of Hamilton Chase, Section Two of record in Instrument No. 20060807-0096557and amended by surveyors certificate of correction in Instrument No. 20070723-0087046, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to T.F. Homes, LLC by deed of record in Instrument 20040416-0043249, 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 & Parcel:

Lot 37	**164-08-0-C-083.00 CO**	**Lot 68**	**164-08-0-C-054.00 CO**
Lot 100	**164-08-0-C-069.00 CO**	**Lot 101**	**164-08-0-C-068.00 CO**
Lot 102	**164-08-0-C-067.00 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 **10th day of October, 2007**.

T.F. Homes, LLC

By: _____

Ralph Stevens, 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 Ralph Stevens, 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 T.F. Homes, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 10th day of October, 2007.

Commission Expires:7/16/2011

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____

Notary Public

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)

