File No. 271200947

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick M. McDaniel	Franklin American Mortgage Company	173-04-0B-003.00
(NAME) 6009 Blue Hole Way	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/14/08 12:25 3 pgs
Fees:18.00 Taxes:891.70
20080114-0004067

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, We, Three D Builders, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick M. McDaniel, and wife Kenya McDaniel, 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:

Land in Davidson County, Tennessee, being Lot No. 3, Final Plat of Blue Hole Pointe "A Cluster Development", as shown on plat of record in Instrument 200605310063584, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to THREE-D BUILDERS LLC by deed from GENERAL CONSTRUCTION COMPANY INC A TENNESSEE CORPORATION of record in Instrument 200606200073328 on 06/14/2006 and filed for record on 06/20/2006, Register's Office for said County.

Subject to all matters as set forth per Plat recorded in instrument no. 200605310063584, Register's Office of said County.

Restrictive Covenants of record in instrument no. 200612120153449; Register's Office of said County.

Easement(s) as shown of record in 200503160028868, Register's Office for DAVIDSON 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 6009 Blue Hole Way, Cane Ridge, 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 10th day of January, 2007.

Three D Builders, LLC

By: Jeff Duty, member

By: Darren Dryer, Treasurer

By: Dustin Dowling, Secretary

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darren Dryer, with whom I am personally acquainted and who upon his oath acknowledged himself to be the treasurer of Three-D Builders the within named bargainer, a limited liability company , and that, they as such treasurer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such treasurer.

Witness my hand at office this 10th day of January, 2007.

Commission expires:

5-24-08

Jessica Talbott State of Tennessee Notary Public Davidson Co.

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dustin Dowling with whom I am personally acquainted and who upon his oath acknowledged himself to be the secretary of Three-D Builders the within named bargainer, a limited liability company , and that, he as such secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such secretary.

Witness my hand at office this 10th day of January, 2007.

Commission expires:

5-24-08

Jessica Talbott State of Tennessee Notary Public Davidson Co.

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Duty with whom I am personally acquainted and who upon his oath acknowledged himself to be a member of Three-D Builders the within named bargainer, a limited liability company, and that, he as such member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such member.

Witness my hand at office this 10th day of January, 2007.

Commission expires:

5-24-08

Jessica Talbott State of Tennessee Notary Public Davidson Co.

Notary Public

File Number: 271200947

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Jessica Talbott State of Tennessee Notary Public Davidson Co.

My Commission Expires: 05/24/2008

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