Davidson County DEEDWARR
Recvd: 02/21/08 14:52 3 pgs
Fees:18.00 Taxes:74.00
20080221-0017258

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER

T & T Building Contractors, LLC
4932 Albert Fentress Road
Greenbrier, TN 37073

SEND TAX BILLS

OWNER

MORTGAGEE

MAP-PARCEL:

MAP 043-01-0
PARCEL 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Transland Financial Services, Inc., A Florida Corp.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **T & T Building Contractors, 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:

Being Lot No. 11, Block G, on the plan of East Lawn Subdivision, as of record in Plat Book 547, Page 153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Transland Financial Services, Inc., a Florida corporation by Quitclaim Deed from Marcelle L. Thomas dated December 27, 2005 and of record in Instrument # 20051228-0155511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; easements, covenants and conditions as shown on the plan of record in Plat Book 547, Page 153, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **1122 Florence Avenue, Madison, TN 37115.**

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 14th day of February, 2008.

Delana J. Johnson, SVP
Transland Financial Services, Inc., A Florida Corp.
By: Delana J. Johnson, Sr. Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

On this 14th day of February, 2008, before me personally appeared Delana J. Johnson, to me known (or proved to me on the basis of satisfactory evidence), to be the Sr. Vice President of Transland Financial Services, Inc. and who executed the foregoing instrument as Sr. Vice President of Transland Financial Services, Inc. for the purposes therein contained in behalf of Transland Financial Services, Inc.

Witness my hand and official seal at Orlando, Florida, this 14th day of February, 2008.

Angela S. Chester
NOTARY PUBLIC

My Commission Expires:

ANGELA S. CHESTER
MY COMMISSION # DD 589489
EXPIRES: March 5, 2008
Bonded Thru Notary Public Underwriters

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of February, 2008.

Michelle Lee Reynolds
NOTARY PUBLIC

My Commission Expires: June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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