$ 846.80 (1)

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1007-091
4035714

Davidson County DEEDWARR
Recvd: 06/18/08 10:22 3 pgs
Fees:18.00 Taxes:828.80
20080618-0062646

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of June, 2008, by Homesales, Inc..

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Patrick R. Derrick, married and Cara H. Derrick, married, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County Tennessee being Lot No. 19 on the Plan of Highland Creek, Section One, of record in Plat Book 9700, Page 959 and 960 Register's Office for said County to which reference is made for a more complete description.

Subject to Declarations, Covenants Conditions and Restrictive Covenants of record in Book 11568, Page 311 as amended in Instrument No. 200004130037474; By Laws of record in Book 11568, Page 301; conveyance of Common Areas to Homeowner's Association of record in Instrument No. 20031014-0151693; All matters shown on the plan of record in Book 9700, Page 959 and 960 Easement Agreement of record in Instrument No. 2000006220062243 Storm Water Detention Agreement in Book 11338, Page 738 Easement for ingress-egress in Book 5266, Page 40 Easements for Sanitary sewers and or storm drainage in book 10419 pages 470-504 and 516 Book 10316 page 569 and book 10569 page 732 Register's Office.

Being the same property conveyed to Homesales, Inc. in Trustee's Deed filed for record February 7, 2008 as instrument number 20080207-0012587 and re-recorded February 25, 2008 as instrument number 20080225-0018071 in the Register's Office of Davidson County, Tennessee.

Commonly known as:705 Sherbrooke Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may

appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Homesales, Inc.

BY: _____

ITS: Dan Outland, VP

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Dan Outland **, to me personally well-known, who acknowledged that he/she is the** Vice President **, of Homesales, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 4 **day of** June, 2008.

_____
Notary Public

My commission expires:

_____
(Seal)

ANTHONY PHAN
COMM. #1584892
Notary Public - California
Orange County
My Comm. Expires Jun. 4, 2009

State of TN

County of Williamson)ss.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $224,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 13th day of June, 2023.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Patrick Derrick
705 Sherbrooke Court
Nashville, TN 37211

Parcel #180040A0 1900CO

Return to: 180-040-A-019.00 CO

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211