RP

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090067647 DEEDWARR
Recvd: 10/05/09 10:17 2 pgs
Fees:13.00 Taxes:205.35
20091005-0092191

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Saline

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00

Affiant Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID CRANE NOTARY PUBLIC SALINE CO., ARKANSAS Commission No. 12363242 My Commission Expires 11/01/2011

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Epic Homes, LLC	Epic Homes LLC	082-13-0-057.000
(NAME)	(NAME)	
901 Jackson Street	715 B Hogan Branch Rd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Central Mortgage Company , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Epic Homes, LLC,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 21 and the westerly 10 feet of Lot No. 22 on the Plan of Block "A" of the Bransford's Realty Company's North Hill Subdivision, of record in Book 332, Page 23, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 21 and the westerly part of Lot No. 22 fronts together 40 feet on the southerly side of Jackson Street and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Tyrone Jackson by Warranty Deed from Malik Brooks, a married man, dated September 21, 2005 and recorded on September 26, 2005 in Instrument No. 20050926-0115384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Central Mortgage Company by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, dated June 3, 2009 and recorded July 23, 2009 in Instrument No. 20090723-0069252, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 901 Jackson Street Nashville 37208
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Epic Homes, LLC, and his/her/their assigns, forever.

Said Central Mortgage Company, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, the said Central Mortgage Company, has executed this deed this 24th day of August, 2009

Central Mortgage Company

By

LOU ANN HOWARD
VICE PRESIDENT
CENTRAL MORTGAGE
COMPANY

STATE OF Arkansas

COUNTY OF Saline

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lou Ann Howard, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Central Mortgage Company, ~~the Attorney-in-Fact of~~ said Central Mortgage Company the within named bargainor, and that he/she as such ~~Power of Attorney~~ VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained ~~and acknowledged that he/she execute the same~~ by ~~Limited Power of Attorney of record in Instrument Number~~ N/A ~~Register's Office for Davidson County, Tennessee.~~

Witness my hand and Notarial Seal this 24th day of August, 2009

Notary Public

My Commission expires: 11/1/17

DAVID CRANE
Commission No. 12363242
NOTARY PUBLIC
My Commission Expires 11/01/2017
SALINE CO., ARKANSAS

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10284