WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090081124 DEEDWARR
Recvd: 12/01/09 14:29 2 pgs
Fees: 13.00 Taxes: 869.13
20091201-0109967

State of Tennessee)
County of Davidson)

09-11-005

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of November, 2009

Notary Public

My Commission Expires: 5/31/11

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICKEY LUNDY AND LATISHA LUNDY	New Owner	173-85-A
(NAME) 2108 Skyglen Trace	(NAME)	096.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **S & Y CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICKEY LUNDY AND WIFE, LATISHA LUNDY**, hereinafter called the Grantee(s), its successors 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. 16, on the Final Plat of Section Three, Deer Valley, "Cluster Lot Subdivision," of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to PINE OAKS PROPERTIES TWO, L.L.P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP N/K/A PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP, as evidenced by Instrument of record in Instrument No. 20001006-0099635, by Deed from ALMA EUBANK, JAMES GOSSETT AND NANCY D. YORK, AS SOLE HEIRS-AT-LAW OF DAISY CLARK GOSSETT, DECEASED, dated December 3, 1999, Register's Office for Davidson County, Tennessee. Subsequently conveyed to S & Y CONSTRUCTION, INC., A TENNESSEE CORPORATION by Quitclaim Deed of record in Instrument No. 20091201010 9966, recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: 2108 Skyglen Trace, Cane Ridge, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 20th day of November, 2009.

S & Y CONSTRUCTION, INC.,
A Tennessee Corporation

Mansoor Pres
Mansoor Mike Sedaghat, President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **S & Y CONSTRUCTION, INC., A TENNESSEE CORPORATION**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of November, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public