WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027332 DEEDWARR
Recvd: 05/06/10 15:19 2 pgs
Fees:13.00 Taxes:476.93
20100506-0034782

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marta Ralcewicz	SunTrust Mortgage, Inc.	149-15A-402CO
(NAME)	(NAME)	
508 Welchcrest Court	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Citizens Homes, Inc., a Delaware Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marta Ralcewicz, an unmarried woman**, 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:

Land in Davidson County, Tennessee being Lot No. 110 on the Plan of Cambridge Forest, Phase Ten, R-15 Residential PUD of record in Instrument No. 20070103-0001061 recorded January 3, 2007, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Citizens Homes, Inc., a Delaware Corporation by deed dated February 18, 2010 from Danco Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20100308-0017675, said Register's office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 508 Welchcrest Court, 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 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 my hand this 30th day of April, 2010.

Citizen's Homes, Inc.

John McPherson, Closing Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John McPherson with whom I am personally acquainted and who upon his oath acknowledged himself to be the Closing Agent of Citizen's Homes, Inc., the within named bargainor, a corporation, and that he as such Closing Agent being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John McPherson as such Closing Agent.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2010.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public