WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,825.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

My Commission Expires JULY 5, 2011

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
Thaddeus D. Merriwether	**First Community Mortgage, Inc.**	**149-15A-419CO**
(NAME)	(NAME)	
3040 Bromley Way	**275 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	**Murfreesboro, TN 37129**	
(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 Thaddeus D. Merriwether, 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. 127 on the Plan of Cambridge Forest, Phase Ten, R-15 Residential PUD of record in Instrument No. 20070103-00001061 recorded January 3, 2007, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Citizens Homes, Inc., a Delaware corporation by deed dated March 22, 2010 from Danco Property Investments, LLC a Tennessee limited liability company of record in Instrument No. 20100401-0024578, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3040 Bromley Way, 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 June, 2010.

Citizens Homes, Inc.

By:
John McPherson, Agent

BILL GARRETT, Davidson County
Trans:T20100041388 DEEDWARR
Recvd: 07/06/10 15:30 2 pgs
Fees:13.00 Taxes:506.25

20100706-0052940

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 John McPherson, Agent for Citizens Homes, Inc., a Delaware Corporation, the bargainor, 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 in his capacity as Agent for Citizens Homes, Inc. for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF JUNE, 2010.

Commission expires:

Notary Public



My Commission Expires JULY 5, 2011