WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Jurnell. Cockhren	owner	149-15-A-403.00CO
(NAME)	(NAME)	
504 Welshcrest Court		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	,	
(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 **Jurnell Cockhren**, 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. 111 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 part of the same property conveyed to Citizens Homes, Inc., a Delaware corporation by Deed from Danco Property Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20100401-0024578, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any matters shown on an applicable plan of record and all existing restrictive covenants and easements of record.

unimproved ☐
This is improved ☒ property, known as 504 Welshcrest Ct., 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 15th day of October, 2010.

Citizen's Homes, Inc.

David L. Hughes
President, Nashville Division

President Nashville Division

BILL GARRETT, Davidson County
Trans:T20100066173 DEEDWARR
Recvd: 10/19/10 12:12 2 pgs
Fees:13.00 Taxes:547.97

20101019-0083618

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2010.

Commission expires:

Notary Public

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

My Commission Expires JULY 5, 2011