43591

WARRANTY DEED 19823

Davidson County DEEDWARR
Recvd: 06/05/13 15:29 3 pgs
Fees:18.00 Taxes:518.00
20130605-0057284

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:5/23/16 .
(AFFIX SEAL)

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC	OWNER	See Below
(NAME)	(NAME)	
615 Napoleon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Centex Homes, a Nevada General Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J2K Builders, LLC, 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 Unit No. 106, 107, 108, 109, 110, 111 & 112, as shown on the plan of Phase One, Provincetown, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of record in Instrument No. 20031119-0168785, as Supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in Declaration, reference to which is hereby made for a more complete and detained description of the Unit and Townhomes, the rights and obligations of the Delcarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Centex Homes, a Nevada General Partnership by deed of record in Instrument 20030523-0070692 and re-recorded in Instrument 20030611-0080629, and by Quit Claim Deed of record in Instrument 20080408-0035598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, restrictions of record; and all other matters of record and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Map & Parcels:

Lot 106	163-16-0-A-006.00 CO	Lot 107	163-16-0-A-007.00 CO
Lot 108	163-16-0-A-008.00 CO	Lot 109	163-16-0-A-009.00 CO
Lot 110	163-16-0-A-010.00 CO	Lot 111	163-16-0-A-011.00 CO
Lot 112	163-16-0-A-012.00 CO		

unimproved ☒

This is improved ☐ property, known as Monroe Crossing, Antioch, 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 our hands this 28th day of May, 2013.

Centex Homes, a Nevada General Partnership

By: _____

State of Tennessee County of Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin Hahm, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VP of Finance of Centex Homes, a Nevada General Partnership, and that he/she as such VP of Finance executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of May, 2013.

Commission Expires: 6/05/2016

Notary Public

VANESSA NEYLAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY