WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/16 11:33 2 pgs
Fees:13.00 Taxes:912.47
20160817-0085856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,612.85.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of August

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
DR Horton, Inc.,	DR Horton, Inc.,	174 13 0A 157.00
(NAME)	(NAME)	
7175 Nolesnville Rd, Ste 202	7175 Nolesnville Rd, Ste 202	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Six Thousand Six Hundred Twelve And 85/100 Dollars ($246,612.85), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Justin M. Randolph and Bionka D. Randolph, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DR Horton, Inc., a Delaware Corporation**, 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. 157 on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision – Cluster Lot Option of record in Instrument No. 20150211-0012821, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the same property conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005 and recorded February 11, 2005 as Instrument No. 200502110015956, in said Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to D.R. Horton, Inc., a Delaware Corporation by Warranty Deed from SAF Properties, LLC, a Tennessee Limited Liability Company dated February 26, 2015 and recorded February 27, 2015 as Instrument No. 201502270017041, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Bionka D. Randolph and Justin Manning Randolph, wife and husband by Special Warranty Deed from D. R. Horton, Inc., a Delaware Corporation dated December 17, 2015 and recorded December 22, 2015 as Instrument No. 201512220128594, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-165117FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 755 Evening Ave, Antioch, TN 37013

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, has 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 12th day of August, 2016.

Justin M. Randolph

Bionka D. Randolph

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Justin M. Randolph and Bionka D. Randolph, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2016.

Notary Public

My Commission Expires:

(SEAL)

PIPER L. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-165117FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018