

2015039862 00010
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$127.00
 PRESENTED & RECORDED
 10/19/2015 09:11:58 AM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S L POINDEXTER
 DPTY
BK: RE 3255
PG: 2501 - 2502

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 127.00

Parcel Identifier No. Part of 6876-93-8618.00 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: _____ GRANTEE

This instrument was prepared by: _____ JONATHAN S. RAYMER, ROSSABI BLACK SLAUGHTER, P.A.

Brief description for the Index: _____ 0.323 ACRES, McCONNELL II, PHASE 4B, 4C, 4D; PB. 63, PG. 195

THIS DEED made this 13TH day of OCTOBER, 2015, by and between

GRANTOR	GRANTEE
<p>OAKHURST OF KERNERSVILLE, LLC a North Carolina limited liability company</p> <p><i>Mailing Address:</i> 110-B Shields Park Drive Kernersville, NC 27284</p>	<p>TRADITION HOMES, LLC a North Carolina limited liability company</p> <p><i>Mailing Address:</i> 200-J Pomona Drive Greensboro, NC 27407</p> <p><i>Property Address(es):</i> 101 Tilley's Grove Drive, Kernersville, NC 27284 (Lt 46) 103 Tilley's Grove Drive, Kernersville, NC 27284 (Lt 47) 105 Tilley's Grove Drive, Kernersville, NC 27284 (Lt 48) 107 Tilley's Grove Drive, Kernersville, NC 27284 (Lt 49) 109 Tilley's Grove Drive, Kernersville, NC 27284 (Lt 50)</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of KERNERSVILLE, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Phase 4C, Final Plat of Tradition Homes, LLC consisting of 0.323 acres as shown on the plat entitled "Final Plat of Tradition Homes, LLC, McConnell II-Phases 4B, 4C and 4D" a map and plat of which is recorded in Plat Book 63, Page 195 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

submitted electronically by "Rossabi Black Slaughter, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor in instrument recorded in **Book 2082, Page 688.**

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in **Plat Book 63, at Page 195.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

OAKHURST OF KERNERSVILLE, LLC
a North Carolina limited liability company

By: *Leslie R. Mitchell* (SEAL)
Leslie R. Mitchell, Manager

State of NORTH CAROLINA
County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Leslie R. Mitchell, Manager of Oakhurst of Kernersville, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of October, 2015.

My Commission Expires: 08/23/2017
(Affix Seal)

Bonita Brehm
Notary Public
Bonita Brehm
Notary's Printed or Typed Name

