

2017002978 00058
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$272.00
PRESENTED & RECORDED
01/24/2017 11:30:54 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3329
PG: 1841 - 1842

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$272.00

Parcel Identification Number: 6876-93-7727.00

This instrument was prepared by: Philip E. Searcy

Return to: Grantees @ 103 Tilleys Grove Drive, Kernersville, NC 27284

Brief description for the Index: LOT 47, MCCONNELL II - BUILDING 9, PHASE 4C, PLAT BOOK 64, PAGE 130

Property Address: 103 Tilleys Grove Drive, Kernersville, NC 27284

THIS DEED made this 24th day of January, 2017 by and between

GRANTOR

**TRADITION HOMES, LLC,
a North Carolina Limited Liability Company
200-J Pomona Drive
Greensboro, NC 27407**

GRANTEE

**KARYN D. DAVIS
103 Tilleys Grove Drive
Kernersville, NC 27284**

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 County of **Forsyth** State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as LOT 47, MCCONNELL II - BUILDING 9, PHASE 4C, PLAT BOOK 64, PAGE 130, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and current year ad valorem taxes prorated to the date of closing.

The above land was conveyed to Grantor in Deed Book 3255 at Page 2501.

The above-described property does include the primary residence of the Grantor.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

TRADITION HOMES, LLC

(Entity Name)

By: Thomas E. Smith, Jr.
Thomas E. Smith, Jr., Member/Manager

**STATE OF NORTH CAROLINA
COUNTY OF FORSYTH**

I, Janet S. Highfill, a Notary Public of Guilford County, North Carolina, certify that Thomas E. Smith, Jr., Member/Manager of Tradition Homes, LLC, a North Carolina Limited Liability Company personally appeared before me this day and acknowledged that he signed the foregoing document.

Witness my hand and notarial seal this the 17th day of January, 2017.

Janet S. Highfill
Notary Public

My commission expires: May 18, 2019

