

**2017045752 00100**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$307.00**  
PRESENTED & RECORDED  
11/15/2017 12:03:38 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY  
**BK: RE 3378**  
**PG: 870 - 871**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$307.00**

**Parcel Identification Number: 6876-93-8368.000**

**This instrument was prepared by: PHILIP E. SEARCY**

**Return to: Grantees @ 106 TANNER GROVE COURT, KERNERSVILLE, NC 27284**

**Brief description for the Index: Lot 3, MCCONNELL II, BUILDING 1, PLAT BOOK 66, PAGE 122**

**Property Address: 106 TANNER GROVE COURT, KERNERSVILLE, NC 27284**

THIS DEED made this 13<sup>th</sup> day of NOVEMBER, 2017 by and between

GRANTOR	GRANTEE
<p><b>TRADITION HOMES, LLC,</b>  a North Carolina Limited Liability Company  200-J Pomona Drive  Greensboro, NC 27407</p>	<p><b>ROGER G. PLUM</b>  106 Tanner Grove Court  Kernersville, NC 27284</p>

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 3, MCCONNELL II, BUILDING 1, PLAT BOOK 66, PAGE 122, 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 3331 at Page 3713.

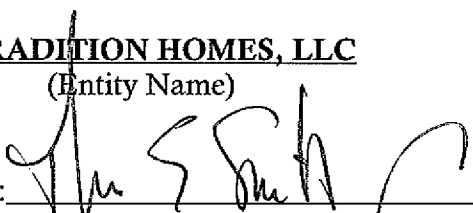
The above-described property does include the primary residence of the Grantor.

**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 se his hand and seal the day and year first above written.

**TRADITION HOMES, LLC**

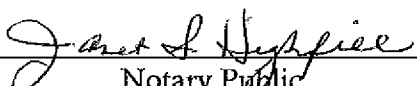
(Entity Name)

By:   
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 13<sup>th</sup> day of NOVEMBER, 2017.

  
Notary Public

My commission expires: May 18, 2019

