

**2018019137 00134**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$310.00**  
PRESENTED & RECORDED  
05/23/2018 03:05:32 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
**BK: RE 3406**  
**PG: 444 - 445**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$310.00**

**Parcel Identification Number: BLOCK 5436F, LOT 39; 6876-93-7683.000**

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

**Return to: Grantees @ 104 DAVIS MEADOWS ROAD, KERNERSVILLE, NC 27284**

**Brief description for the Index: Lot 39, MCCONNELL II, BUILDING 4E, BUILDING 7, PLAT BOOK 66, PAGE 34**

**Property Address: 104 DAVIS MEADOWS ROAD, KERNERSVILLE, NC 27284**

THIS DEED made this 10<sup>th</sup> day of APRIL, 2018 by and between

**GRANTOR**

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

**GRANTEE**

**THEODORE K. SIMMONS and wife,  
VALERIA R. SIMMONS  
104 Davis Meadows Road  
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 39, MCCONNELL II, BUILDING 4E, BUILDING 7, PLAT BOOK 66, PAGE 34, 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.*  
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 *10<sup>th</sup>* day of APRIL, 2018.

*Janet S. Highfill*  
Notary Public

My commission expires: *May 18, 2019*

