

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Feb 25 10:14 AM NC Rev Stamp: \$ 130.00
Book: 4119 Page: 203 - 205 Fee: \$ 26.00
Instrument Number: 2022004065

HARNETT COUNTY TAX ID #
050633 0026 37

02-25-2022 BY: ED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: **\$130.00**

Real Estate ID #: 0633-76-7397.000

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: **Bagwell Holt Smith P.A.**

Brief description for the Index: **Lot 60, Prince Place**

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTOR	GRANTEE
<p>MFT DH 1 LLC a Georgia limited liability company</p> <p><u>Grantor's Address</u> 1954 Airport Road, Suite 208 Atlanta, GA 30341</p>	<p>DAVIDSON HOMES, LLC dba Davidson Homes AL, LLC an Alabama limited liability company</p> <p><u>Grantee's Address</u> 336 James Record Road Huntsville, AL 35824</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 Harnett County, North Carolina and more particularly described as shown on the attached **Exhibit A**.

Submitted electronically by "Bagwell Holt Smith PA-CC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized President, as of the day and year first above written.

MFT DH 1 LLC

a Georgia limited liability company

By: West End Ventures, LLC
a Georgia limited liability company,
its Manager

By: 
Patrick B. Madden, Member

State of NC - County of Brunswick :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: Patrick B. Madden, Member of West End Ventures, LLC, Manager of MFT DH 1 LLC

Date: 2/6/22

(Stamp or Seal)

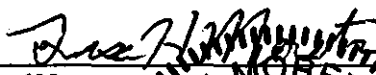

Signature of Notary
Printed Name: LOUISA H. MORETTI
My commission expires: 12/15/26



EXHIBIT A

Lying in Harnett County, North Carolina, and being more particularly described as follows:

All of Lot 60, Prince Place Subdivision, Phase 1, as shown on that plat recorded in Book of Maps 2021, Page 372-373, Harnett County Registry, to which reference is made for a more particular description.