WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/01 10:36 2pgs
Fees:13.00 Taxes:114.70

20010816-0088547

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-20-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., Suite 16 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenvale Construction, LLC	Same	Part of Map 174
(NAME) 1410 Kensington Square Court	(NAME)	Parcel 35
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cane Ridge Farms, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Greenvale Construction, LLC** herereinafter called the GRANTEE(S), its successors and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15, CANE RIDGE FARMS, SECTION ONE, as shown by plat appearing of record in Instrument No. 20008250083988, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion the same property conveyed to Cane Ridge Farms, LLC by Warranty Deed of record in Book 11431, page 163, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants at Instrument No. 20000905-0087103 and No. 200012040119093; By-Laws of record at Instrument No. 20000905-0087103; easement for transmission lines in Book 4428, page 565; easement for utilities in Book 5078, page 476; any and all matters as shown on plat in Instrument No. 200008250083988, of the Register's Office of Davidson County, Tennessee.

This is unimproved (x)
improved( ) property, known as Lot 15, Cane Ridge Subdivision Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th Day of August, 2001.

Cane Ridge Farms, LLC

BY:

Steven Dotson, Chief Manager

STATE OF TENNESSEE)
) ss:
COUNTY OF RUTHERFORD)

Before me, the undersigned of the state and county aforesaid, personally appeared Steven Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Cane Ridge Farms, LLC, the within named bargainor, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this 9th day of August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-20 2002

