WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Richard C. Schroeppel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2002.

Mary T. Hurst
Notary Public

MY COMMISSION EXPIRES: Expires JAN. 28, 2005

(AFFIX SEAL)

MARY T. HURST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/10/02 15:12 2pgs
Fees:13.00 Taxes:431.05

20021010-0124523

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-0969

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Schroeppel	Georgia Bank & Trust Co. of Augusta D/B/A GB&T Mortgage	182-06-0-A 079.00 CO
(NAME)	(NAME)	
7145 Legacy Drive	1321 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Greenvale Construction, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Schroeppel, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section One, Old Hickory Hills of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by deed from Old Hickory Hills, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20020424-0050452, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7145 Legacy Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hand this 7th day of October, 2002.

Greenvale Construction, LLC, a Tennessee Limited Liability Company

By: _____
Shane McFarland, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shane McFarland with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Authorized Agent respectively of the Greenvale Construction, LLC, a Tennessee Limited Liability Company the within named bargainor, and corporation, and that he/she as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Shane McFarland as such Authorized Agent .

Witness my hand and official seal at office at Smyrna, Tennessee on this the 7th day of October, 2002.

Notary Public

My Commission Expires: 1/28/06

MARY T. HURST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 28 2006

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167