Davidson County DEEDWARR
Recvd: 01/21/03 09:15 2pgs
Fees:13.00 Taxes:385.32

20030121-0008004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,141.00.

Elizabeth Loveless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2003.

Sheila Reburn
Notary Public

MY COMMISSION EXPIRES: 6-18-05

(AFFIX SEAL)

SHEILA REBURN Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Bogosian and Elizabeth Loveless, each unmarried	CTX Mortgage Company, LLC	Map: 182- 6- A- 1.00
(NAME) 7409 Maggie Drive	(NAME) 216 Centerview Drive, #233	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, 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 MATTHEW BOGOSIAN AND ELIZABETH LOVELESS, EACH 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 all of Lot No. 1, on the Plan of the Resubdivision of Lots 1 thru 8 and Common Area Parcels 120 and 121 of Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20020213- 0018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20020919-0114422, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions, and Restrictions as shown on plat of record in Instrument No. 20020116- 0006750; Storm Water Detention Agreement as shown on plat of record in Instrument No. 20010306- 0021333; Easement to United Telephone Company as shown on record in Instrument No. 20020123- 0009339; Sewer and or Storm Drainage Agreement as shown of record in Instrument No. 20001030- 0107214; Charter as shown of record in Instrument No. 20020123 - 0009417; and, any and all matters as shown on plat of record in Instrument No. 20020213- 0018960; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7409 Maggie 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 16th day of January, 2003.

Greenvale Construction, LLC,

BY:

SHANE MCFARLAND, Authorized Agent

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared SHANE MCFARLAND, 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 Authorized Agent of Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal, this 17th day of January, 2003.

Notary Public

My Commission Expires: 6-18-05

(SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130