File #200330060

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly L. Shelton, unmarried	Countrywide Home Loans, Inc.	Map: 174-11-A-14.00CO
(NAME) 1056 Blairfield Drive	(NAME) 2021 North Gallatin Road, Ste 292	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Madison, Tennessee 37115	
(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, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto BEVERLY L. SHELTON, 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. 14, on the Plan of Cane Ridge Farms, Phase One, as shown by plat appearing of record in Instrument No. 20000825-0083988, 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, by Warranty Deed Deed of record in Instrument No. 20010315-0024951, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103; Transmission Line Easement of record in Book 4428, page 565; Easement for Utilities of record in Book 5078, page 476; Conveyance of Common Areas from Cane Ridge Farms, LLC to Cane Ridge Farms Homeowners' Association, Inc., of record in Instrument No. 20010815-0088361; First Amendment to Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms of record in Instrument No. 20001204-0119093; Second Amendment to Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms of record in Instrument No. 20010815-0088370; Charter of Homeowner's Association of record in Instrument No.20010815- 0088360; By-Laws of Cane Ridge Farms Homeowners' Association, as attached to Restrictions of Cane Ridge Farms as of record in Instrument No. 20000905-0087103; Easement conveyed to United Telephone Company by Cane Ridge Farms, LLC across common areas of Cane Ridge Farms Phase One of record in Instrument No. 20020123-0009340; and, any and all matters as shown on plat of record in Instrument No. 20000825-0083988; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1056 Blairfield 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.

Davidson County DEEDWARR
Recvd: 02/06/03 10:31 2pgs
Fees:13.00 Taxes:707.81

20030206-0016440

Witness our hands this 31st day of January, 2003.

Greenvale Construction, LLC

BY: _____
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 31st day of January, 2003.

_____
Notary Public

My Commission Expires: 5-23-05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167