#6383 Box

File #200330689

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.00.

Marjorie Gold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2003.

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES:

(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
Travis Smith Unmarried	First Horizon Home Loan Corp	~~Map: 169-376~~
(NAME) 5170 Hickory Hollow Pkwy. #121	(NAME) 5775-E Glenridge Dr. Suite 100	163 - 5B - 121
(ADDRESS) Anitoch TN 37013	(ADDRESS) Atlanta GA. 30328	
(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, 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 TRAVIS SMITH, UNMARRIED, hereinafter called the GRANTEE, his 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 Unit No.121, on the Plan of Horizontal Property Regime, (Private Element) Phase III, Mill Park, as shown by plat appearing of record in Instrument No. 20021015-0126630, 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 Special Warranty Deed dated October 23, 2003, of record in Instrument No. 20021101-0134176, with an Instrument of Correction of record in Instrument No. 20021210-0151976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 10718, Page 425, as amended of record in Book 11167, Page 757; By-Laws of record in Book 10719, Page 464, as amended of record in Book 11167, Page 759; Detention Pond Agreement of record in Book 10506, Page 278; Articles of Incorporation of record in Book 10719, Page 464; Easement to BellSouth of record in Book 11378, Page 991; Charter of Homeowners, Association of record in Book 10719, Page 419; Quitclaim Deed to the Homeowners' Association for Common Areas of record in Book 11221, Page 249; Subject to all matters on the Boundary Plat for Hickory Hollow Townhomes of record in Book 9700, Pages 538 and 539, and, any and all matters shown on plat of record in Instrument No. 20021015-0126630; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 5170 Hickory Hollow Pkwy. #121, Anitoch, 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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 27th day of August, 2003.

Greenvale Construction, LLC

BY:
Shane McFarland
Authorized Agent

Davidson County DEEDWARR
Recvd: 09/19/03 09:00 2pgs
Fees:13.00 Taxes:382.95

20030919-0138707

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 27th day of August, 2003.

Victor Hazelwood

Notary Public

My Commission Expires: 5/28/06

(SEAL)



My Commission Expires MAY 28, 2006

Mail After Recording To:

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