File #200330846

Davidson County DEEDWARR
Recvd: 01/21/04 14:04 2pgs
Fees:13.00 Taxes:576.83

20040121-0008151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,900.00.

Robert A. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2004.

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
Robert A. Collins and wife, Darlene L. Collins	Wells Fargo Home Mortgage, Inc.	135-11-O-C-62.00 CO
(NAME) 384 Long Hunter Court	(NAME) P.O. Box 5137	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Des Moines, IA 50306-5137	
(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 GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ROBERT A. COLLINS AND WIFE, DARLENE L. COLLINS,** 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 Unit No. 219, on the Horizontal Property Regime Private Element Plat, Nashboro Village, Tract 18, Phase Two as shown by plat appearing of record in Plat Book 9700, Page 968, 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 part of the same property conveyed to Greenvale Construction, LLC by Special Warranty Deed dated March 31, 2003 of record in Instrument No. 20030421-0051756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Covenants, Conditions and Restrictions reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 520, as amended in Instrument Number 20000316-0027171, and in any allied instrument(s) referred to in said restrictions; Charter of Fairway Pointe Homeowners' Association of record in Book 11703, Page 518; Consent to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010322-0027768, and Instrument Number 20010322-0027767; Anchor Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 5563, Page 5; Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 4815, Page 425, Book 4821, Page 109 and Book 7225, Page 239; Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 8870, Page 887 and Book 8870, Page 932; Storm Water Detention Agreement of record in Instrument Number 20021205-0150029; Quitclaim Deed to Common Areas of record in Instrument Number 20021211-0152725; License to use Fitness Center and Swimming Pools of record in Instrument Number 20020507-0056329; Easements to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 11594, Page 299; Easement, restrictions and conditions as set forth in Judgment on Declaration of Taking as of record in Book 4254, Page 410; Easement to Intermedia Partners, L.P., d/b/a Intermedia of record in Instrument No. 20001012-0101575; Covenants, conditions, restrictions, reservations easements, liens for assessments, options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as supplemented by instruments recorded in Book 5469, Page 840 and Book 7751, Page 907; Covenants, conditions, restrictions, reservations easements, liens for assessments options, power of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 581 and amended in Instrument No. 20000627-0063887 and in Instrument No. 20021211-0152723, and in any allied instrument(s) referred to in said Restrictions; All matters shown on Plat recorded in Book 4460, Pages 149-151; Book 4460, Page 156, Book 4660, Page 159; Book 4860, Page 73, as partially revised in Book 5200, Page 444; and Plat Book 9700, Page 968, Book 11700, Pages 49-50; as amended in Instrument Number 20010423-0039877; any and all matters shown on plat of record in Plat Book 9700, Page 968 and amended in Instrument No. 20010423-0039877; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 384 Long Hunter Court, Nashville, TN 37217
(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 Grantor covenants with the said GRANTEES 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 Grantees 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 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 15th day of January, 2004.

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 15th day of January, 2004.

_____
Notary Public

My Commission Expires: 5-23-05

KAREN M. [illegible]
NOTARY PUBLIC AT LARGE

(SEAL)

Mail After Recording To:

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED