WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/11/04 08:01 2pgs
Fees:13.00 Taxes:458.43

20040211-0016226

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place, Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Hall	AmeriTrust Mortgage Company LLC	182-06 Group A Parcel 164.00
(NAME) 7472 Maggie Dr.	(NAME) 14045 Ballantyne Corporate Pl. #200	
(ADDRESS) Antioch, TN 37027	(ADDRESS) Charlotte North Carolina 28277	
(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 Mary Hall, an unmarried person , 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:

Being Lot No. 161 on the Plan of Old Hickory Hills, Phase Two, Section One as of record in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed dated July 1, 2003 from Old Hickory Hills, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20030711-0096397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by deed from Old Hickory Hills of record in Deed Book 200307110096397, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7472 Maggie Dr., Antioch, TN 37027

(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 our hands this 30th day of January, 2004.

Greenvale Construction, LLC

By: _____

Attest: _____

STATE of Tennessee
COUNTY of Rutherford

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shane McFarlin, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Financial Officer of Greenvale Homes, LLC the within named bargainer, a corporation, and that, Shane McFarlin as such Chief Financial Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Shane McFarlin as such Chief Financial Officer

Witness my hand and official seal this 1/30/2004

My Commission Expires 12/18/05

Notary Public

TAMMY McCAULEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number24010448

RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167