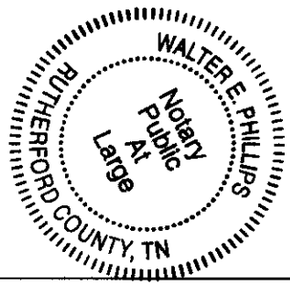
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Cassandra Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2004.

Walter E. Phillips
Notary Public

MY COMMISSION EXPIRES: 5/27/06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/09/04 11:17 2pgs
Fees:13.00 Taxes:408.85



20040309-0026869

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassandra Rucker	Argent Mortgage Company, LLC	182-06-A-168.00
(NAME) 7488 Maggie Drive	(NAME) 333 Westchester Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) White Plains New York 10604	
(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 Cassandra Rucker *married, 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. 165 on the Final Plat of Old Hickory Hills, Phase Two, Section One, as of record in Plat Book 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 from Old Hickory Hills, LLC, a Tennessee limited liability company of record in Instrument No. 20030721-0101989 of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat of record in Instrument No. 20030623-0086188, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20020116-0006750, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20020123-0009417, Register's Office for said County.

Storm Water Line Easement/Detention Agreement as shown of record in Instrument No. 20010306-0021333, Register's Office for said County.

Sanitary Sewer and/or Drainage Easement as shown of record in Instrument No. 20001030-0107214, Register's Office for said County.

Easement granted to United Telephone Company as shown of record in Instrument No. 20020123-0009339, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20030226-0025749, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 7488 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 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 24th day of February, 2004.

Greenvale Construction, LLC

By: _____

Attest: _____

STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shane McFarlin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a Chief Financial Officer of Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainer, a Limited Liability Company, and that Shane McFarlin as such Chief Financial Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Shane McFarlin as Chief Financial Officer..

Witness my hand and official seal this 2/24/2004

My Commission Expires 5/23/06

Walter E. Phillips
Notary Public

WALTER E. PHILLIPS
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number24020197
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167