# WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Janice W. Fulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2004.

Vanessa Allen
Notary Public

MY COMMISSION EXPIRES: July 9, 2006. 7/9/06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richmond Title Services, LP, 209 10th Avenue South, Suite 235, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Janice W. Fulton | Suntrust Mortgage, Inc. | Map 182, PArcel 12 |
| (NAME) | (NAME) | |
| 7461 Maggie Drive | 201 Fourth Ave. N/7th Floor | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN | |
| (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., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice W. Fulton, 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. 130, Hickory Hills, as shown by plat of record in Instrument#20030623-0086188, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Greenvale Construction LLC by Deed from Old Hickory Hills, LLC of record in Instrument#200307011-009397, Register's Office for said County

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

Subject to all matters of record in Instrument#20030623-0086188.

unimproved ☐

This is improved ☒ property, known as 7461 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 my hand this 25th day of February, 2004.

Greenvale Construction, LLC.

By:
Greenvale Construction, LLC.

Davidson County DEEDWARR
Recvd: 03/11/04 09:20 2pgs
Fees:13.00 Taxes:451.03

20040311-0027944

STATE OF TENNESSEE

COUNTY OF DAVIDSON

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Republic 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 Greenvale Homes, LLC the within named bargainer, a Limited Liability Company, and that he 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 25th day of Februaruy

My Commission expires 07/09/06

Vanessa Allen
Notary Public

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2004.

Commission expires: July 9, 2006

Vanessa Allen Notary Public