Box 13 # 7226

WARRANTY DEED

BETH TRIPLETT 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 $140,400.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2004.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Gauthier	American Mortgage Network, Inc., a Delaware Corporation	174-11A-158
(NAME)	(NAME)	
316 Camille Court	11625 Rainwater Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 371013	Alpharetta, GA 30004	
(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 David Gauthier unmarried, 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 Lot No. 446 on the Plan of Subdivision Plat of Cane Ridge Farms, Section Two, as shown by plat appearing of record in Plat Book of record in Instrument No. 20020821-0101307, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

**PART OF

Being the same property conveyed to Greenvale Construction, LLC, by deed of record in Instrument No. 20030304-0028078 and re-recorded in Instrument No. 20030317-0035344, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 316 Camille Court, 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.

Davidson County DEEDWARR
Recvd: 03/17/04 08:46 2pgs
Fees:13.00 Taxes:519.48
20040317-0030055

Witness my hand this 3rd day of March, 2004.

Greenvale Construction, LLC

By: _____

Greenvale Construction, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Authorized Agent of the Greenvale Construction, LLC. corporation, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of March, 2004.

Commission expires: May 28, 2006

_____

Notary Public

KEITH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006