Box 13 #7436

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2004.

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
Dianna Kotler	Dianna Kotler	174-11A-151
(NAME) 1165 Blairfield Drive	(NAME) 1165 Blairfield Dr.	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, TN 37013	
(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 Dianna Kotler ~~and husband~~ 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 Lot No. 428B, on the First Revision to Cane Ridge Farms, Phase one, Section Three as shown by plat appearing of record in Instrument Number 20010606-0059239, as revised in Instrument No. 20020712-0084136, and as amended in by Certificate of Correction in Instrument No. 20030210-0018021, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Greenvale Construction, LLC, by deed of record in Instrument No. 20030311-0031806, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1165 Blairfield Dr., 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: 03/23/04 12:36 2pgs
Fees:13.00 Taxes:739.63
20040323-0032656

Witness my hand this 20th day of February, 2004.

Greenvale Construction, LLC

By: Shane McFarlane
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 appeared Shane McFarlane 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 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 20th day of February, 2004.

Commission expires: May 28, 2006

Notary Public



My Commission Expires MAY 23, 2006