WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/04 13:49 2pgs
Fees:13.00 Taxes:565.73
20040331-0036325

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: June 18, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-1457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nichola Davies	Franklin American Mortgage Company	135-11-0-C 071.00 CO
(NAME)	(NAME)	
484 Longhunter Court	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(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 Nichola Davies and husband Jeffrey Robert Nelson, 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 Unit 228 on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village-Tract 18, as shown by plat appearing of record in Plat Book 4860, Page 73 and amended in Plat Book 5200, Page 444; Book 9700, Page 968 and Instrument Number 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING part of the same property conveyed to Greenvale Construction, LLC by Warranty Deed from Vastland Nashboro Development, LLC, of record in Instrument Number 20030421-0051756, Register's Office for Davidson County, Tennessee, dated March 31, 2003.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 484 Longhunter Court, Nashville, TN 37217
(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 29th day of March, 2004.

Greenvale Construction, LLC

By:
Shane McFarland, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shane McFarland with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Authorized Agent respectively of the Greenvale Construction, LLC the within named bargainor, and corporation, and that he/she as such Authorized Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Shane McFarland as such Authorized Agent .

Witness my hand and official seal at office at Smyrna, Tennessee on this the 29th day of March, 2004.

Heather Lee
Notary Public

HEATHER LEE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires: 6-18-05

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167