WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/04 10:42 2pgs
Fees:13.00 Taxes:510.23

20040422-0045689

RACHEL DALLAS COMMISSION EXP. Notary Public At Large 03-19-2008 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-04
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Rubincam	Suntrust Mortgage, Inc.	182-6-O-A-173
(NAME)	(NAME)	
8212 Ramstone Way	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 Joan Rubincam, 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. 170, on the Plan of Old Hickory Hills, Phase Two, Section One, as shown by Plat of record in Instrument No. 20030623-0086188, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greenvale Construction, LLC by deed from Old Hickory Hills, LLC, of record in Instrument No. 20030709-0094553, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan Rubincan by the deed being recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 8212 Ramstone Way, 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 16th day of April, 2004.

Greenvale Construction, LLC

By: _____
Shane McFarlin, Chief Financial Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 oath acknowledged himself to be the Chief Financial Officer respectively of the Greenvale Construction, LLC, the within named bargainor, and company, and that he as such Chief Financial Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company, by the said Shane McFarland as such Chief Financial Officer.

Witness my hand and official seal at Nashville, Tennessee on the 16th day of April, 2004.

Notary Public

My commission expires: 3-19-06

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2004.

Notary Public

Commission expires: 3-19-06

RACHEL DALLAS
COMMISSION EXP.
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN