Davidson County DEEDWARR
Recvd: 05/03/04 08:34 2pgs
Fees:13.00 Taxes:426.98

20040603-0064915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,400.00

X Margaret H. Gouge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/15/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret H. Gouge	Volunteer Trust Mortgage Corporation	182-06-A
(NAME) 8024 Maggie Court	(NAME) 301 S. Perimeter Park Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville Tennessee 37211	
(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 Margaret H. Gouge, 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 all of Lot No. 144 on the Final Plat of Old Hickory Hills, Phase Two, Section Two as of record in Plat Book Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed dated January 23, 2004 from Old Hickory Hills, LLC, a Tennessee limited liability company of record in Instrument No. 20040130-0011725 of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8024 Maggie 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.

Witness our hands this 26th day of May, 2004.

Greenvale Construction, LLC

By:

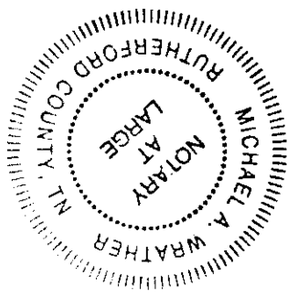
STATE of Tennessee
COUNTY of Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shane McFarland with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be the Authorized Agent of Greenvale Construction, LLC, the within named bargainer, a Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Authorized Agent.

Witness my hand and official seal this 5/26/2004.

My Commission Expires 12/15/07

Notary Public



File Number2404650
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167