WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-06

(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
James Brandon McDonald	Suntrust Mortgage, Inc.	182-00-0-012.00
(NAME)	(NAME)	
8025 Maggie Court	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 **James Brandon McDonald, an unmarried person,** 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. 152, on the Final Plat of Old Hickory Hills, Phase Two, Section Two, as shown by plat appearing of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being part the same property conveyed to Greenvale Construction, LLC by deed from Old Hickory Hills, LLC, of record in Instrument No. 20040130-0011725, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8025 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 my hand this 11th day of June, 2004.

Greenvale Construction, LLC

By:

Greenvale Construction, LLC

Davidson County DEEDWARR
Recvd: 06/17/04 15:00 2pgs
Fees:13.00 Taxes:458.43

20040617-0072027

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 and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Financial manager of Greenvale Constr. the within named bargainer, a corporation, and that, Shane McFarland as such Chief Financial Officer, being authorized so to do executed the foregoing instrument for the purposed therein contained by signing the name of the corporation by Shane McFarland as such Chief financial officer.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2004.

Commission expires: 3-19-06

Rachel Dallas
Notary Public

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