WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,100.00

Timothy James Mahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

Susanne E. Marlowe
Notary Public

MY COMMISSION EXPIRES: 10-19-04
(AFFIX SEAL)

SUSANNE E. MARLOWE Notary Public COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/06/04 13:26 2pgs
Fees:13.00 Taxes:710.77

20040706-0079960

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
Melissa Denise Mahan	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	Map 174
(NAME) 2516 Kanlow Drive	(NAME) 10741 King William Drive	Group 00-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas Texas 75220	Parcel 017
(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 Melissa Denise Mahan, Joined by Her Husband, Timothy James Mahan , 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:

Being Lot No. 215, Final Plat of Cane Ridge Farms, Phase Four as of record in Instrument No. 20030721-0101773, 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 the same property conveyed to Greenvale Construction, LLC by deed from Cane Ridge Farms, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20040121-0008009, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Instrument Number 200009050087103, Instrument Number 20001204-0119093, Instrument Number 200108150088370 and Instrument Number 200403190031603, Register's Office for said County.

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 2516 Kanlow Drive, 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 30th day of June, 2004.

Greenvale Construction, LLC

By: _____

Attest: _____

STATE of Tennessee
COUNTY of Davidson

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 Shane McFarland to be Chief Financial Officer of Greenvale Construction, LLC, the within named bargainer, a Limited Liability Company, and that Shane McFarland as such Chief Financial Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Shane McFarland as Chief Financial Officer.

Witness my hand and official seal this 30th day of June 2004

My Commission Expires 10-19-04 Susanne E. Marlowe

Notary Public

SUSANNE E. MARLOWE
Notary
At
Large
RUTHERFORD COUNTY, TN

File Number2406089

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