WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH 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
Jorge Luna	Jorge Luna	182-06-0-A-146.00 CO
(NAME)	(NAME)	
8020 Maggie Court	8020 Maggie Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, a Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jorge Luna, and wife Bremlie Luna and William D. Nally, and wife Susan Ward Nally, 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. 143 on the Plan of Old Hickory Hills, Section 2, Phase 2, as of record at Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Greenvale Construction, LLC, by deed from Old Hickory Hills, LLC, dated March 12, 2004 and filed for record at Instrument No. 20040324-0033270, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/14/04 12:14 2pgs
Fees:13.00 Taxes:465.83
20040714-0083822

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. 2003 Davidson County taxes have been paid in the amount of $3,655.68.
3. Any and all matters as shown on the plan of record at Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee.
4. Restrictions as of record at Instrument No. 20020116-0006750, said Register's Office.
5. Old Hickory Hills Homeowners Association Charter as of record at Instrument No. 20020123-0009417, said Register's Office.
6. Storm Water Detention Agreement as of record at Instrument Nos. 20010306-0021333 and 20030226-0025749, said Register's Office.
7. Sanitary Sewer and/or Storm Drainage Easement as of record at Instrument No. 20001030-0107214, said Register's Office.
8. Easement granted to United Telephone Company as of record at Instrument No. 20020123-0009339, said Register's Office.
9. Boundary Plat as of record in Book 11190, page 65, said Register's Office.
10. Rights of Adjoining Owners as of record in Book 6013, page 187, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8020 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 30th day of June, 2004.

Greenvale Construction

By:
Shane McFarland, Chief Financial Manager

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 Manager of Greenvale Construction, LLC, the within named bargainer, a corporation, and that, he as such Chief Financial Manager, 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 Manager.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

Commission expires:
3-19-06

Notary Public

