WARRANTY DEED

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 **$124,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-08

(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
Daniel S. Eidem	HomeBanc	182-06-0-148.00 CO
(NAME)	(NAME)	
8028 Maggie Court	404 BNA Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(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 **Daniel S. Eidem and wife, Amy E. Eidem**, 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. 145 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, tow which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Greenvale Construction, LLC by deed from Old Hickory Hills, LLC, of record in Instrument No. 20040324-0033270, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. Subject to all matters appearing on the Plan of record in Instrument No. 20040122-0008453, said Register's Office.
3. Charter for Homeowner's Association as shown of record in Instrument No. 20020123-0009417, Registers' s Office for said County.
4. Easement to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.
5. Storm Water Retention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, said Register's Office.
6. Sanitary Sewer and/or Storm Drainage Easement as of record at Instrument No. 20001030-0107214, said Register's Office.
7. Restrictive covenants contained in an instrument of record in Instrument No. 20020116-0006750, said Register's Office.
8. Boundary Plat as of record in Book 11190, page 65, said Register's Office.
9. Rights of Adjoining Owners as of record in Book 6013, page 187, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/20/04 15:29 2pgs
Fees:13.00 Taxes:462.13

20040720-0086782

unimproved ☐

This is improved ☒ property, known as 8028 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 1st day of July, 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 Homes, 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 1st day of July, 2004.

Commission expires: 3-19-06

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Notary Public

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