WARRANTY DEED

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

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly R. Cummins	Kelly R. Cummins	p/o 182-00-0-012.00
(NAME)	(NAME)	
8009 Maggie Court	8009 Maggie Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

An Unmarried Man

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 **Kelly R. Cummins**, 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. 156 on the Plan of Old Hickory Hills, Section II, Phase II, 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 dated March 17, 2004 and filed for record at Instrument No. 20040319-00031420, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/28/04 14:59 2pgs
Fees:13.00 Taxes:443.63



20040728-0090514

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. Any and all matters as shown on the plan of record at Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee.
3. Restrictions as of record at Instrument No. 20020116-0006750, said Register's Office.
4. Old Hickory Hills Homeowners Association Charter as of record at Instrument No. 20020123-0009417, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 8009 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 23rd day of July, 2004.

Greenvale Construction

By:

Greenvale Construction

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shane McFarland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged the he executed the within instrument for the purposes therein contained and who further acknowledged the he is the Chief Financial Manager of Greenvale Construction LLC and the he is authorized by Greenvale Construction to execute this instrument on its behalf by himself as such Chief Financial Officer

Witness my hand and seal at Davidson Co., TN, this 23rd day of July, 2001

Rachel Dallas
Notary Public at Large

My commission expires: 3-19-06

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