WARRANTY DEED

RACHEL DALLAS NOTARY PUBLIC COMMISSION EXP. 03-19-2006 RUTHERFORD COUNTY, TN

STATE OF
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-06

(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
Alemayehu Tesfaye	Alemayehu Tesfaye	149-0-53.00
(NAME) 860 Oakwood Forest Drive	(NAME) 860 Oakwood Forest Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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 Homes, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alemayehu Tesfaye and Helina Woldemariam**, 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:

HUSBAND + WIFE

Being Lot No. 19 on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record at Instrument No. 20040309-0026802, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the property conveyed to Greenvale Construction, LLC by Warranty Deed from Chelsea Village, LLC dated March 12, 2004 and filed for record at Instrument No. 20040322-0032119, said 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. **2004 estimated in the amount of $1,208.64.**
2. Declarations of Covenants, Conditions and Restrictions of record in Book 8082, page 329, and addendum of record in Book 8083, page 386, having further amended in Book 8842, page 434, said Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 8082, page 348, said Register's Office for Davidson County, Tennessee.
4. Articles of Incorporation of record in Book 8813, page 192 said Register's Office for Davidson County, Tennessee.
5. Quitclaim Deed to Homeowners' Association of record in Book 9991, page 914, said Register's Office for Davidson County, Tennessee.
6. Information Brochure of record in Book 8082, page 362, said Register's Office for Davidson County, Tennessee.
7. PUD Boundary Plat of record at Instrument No. 20030203-0014146, said Register's Office office Davidson County, Tennessee.
8. Storm Water Detention Agreement of record at Instrument No. 20030226-0025748, said Register's Office for Davidson County, Tennessee.
9. Any and all matters shown on the plat of record at Instrument No. 20040309-0026802 and 20040616-0071117, said Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 860 Oakwood Forest 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.

Davidson County DEEDWARR
Recvd: 08/05/04 13:29 2pgs
Fees:13.00 Taxes:465.83
20040805-0094304

Witness my hand this 22nd day of July, 2004.

Greenvale Homes

By: _____

Greenvale Homes

STATE OF TN

COUNTY OF Davidson

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

3-19-04

Rachel Dallas

Notary Public

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