# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/04 12:27 2pgs
Fees:13.00 Taxes:391.83
20040806-0095076

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(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 |
|---|---|---|
| Alfred A. Awonuga | Alfred A. Awonuga | 163-05-0-B-133.00 CO |
| (NAME) | (NAME) | |
| 5170 Hickory Hollow Parkway, #503 | 5170 Hickory Hollow Parkway Townhome 503 | |
| (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 **Alfred A. Awonuga,** + WIFE, DEBORAH AWONUGA, 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 Unit No. 133 on the Plan of Mill Park, Phase III, as of record at Instrument No. 20021015-0126630, 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 Vastland/Eatherly/McClung Development, LLC dated November 20, 2002 and filed for record at Instrument No. 20021216-0154268, 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. Any and all matters as shown on the plan of record at Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee.
3. Restrictions as of record in Book 10718, page 425 and Book 11167, page 757, said Register's Office.
4. Bylaws as of record in Book 10719, page 464 and Book 11167, page 759, said Register's Office.
5. Detention Pond Agreement as of record in Book 10506, page 278, said Register's Office.
6. Easement to BellSouth as of record in Book 11378, page 991, said Register's Office.
7. Homeowner's Association Charter as of record in Book 10719, page 419, said Register's Office.
8. Common Area conveyance as of record in Book 11221, page 249, said Register's Office.
9. Boundary plat for Hickory Hollow Townhomes as of record in Plat Book 9700, page 538, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway Townhome 503, 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 21st 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 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 Greenvale Construction, LLC, as such Chief Financial Manager.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2004.

Commission expires: 9/22/07

_____
Notary Public

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.