File #200490942

Davidson County DEEDWARR
Recvd: 08/11/04 09:50 2pgs
Fees:13.00 Taxes:636.45

20040811-0096924

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,014.08.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenvale Construction, LLC	SAME	Map: 163-376 P/O
(NAME) 1418 Kensington Square Court, Bldg. A.	(NAME)	
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VASTLAND/EATHERLY/MCCLUNG, DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit Nos. 164, 165, 166, 167, 168, 169 and 170, on the Plan of "Exhibit A-1" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown by Supplemental Declaration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being a part of the same property conveyed to Vastland/Eatherly/McClung, Development, LLC, a Tennessee limited liability company by Warranty Deed dated September 5, 1997of record in Book 10638, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amended in Book 11167, Page 757 and supplemented in Instrument No. 20031117-0167241; By-Laws of record in Book 10719, Page 464 and amended in Book 11167, Page 759; Charter of Mill Park Homeowners' Association of record in Book 10719, Page 419; Detention Pond Agreement of record in Book 10506, Page 278; Articles of Incorporation of record in Book 10719, Page 464; Easement to BellSouth of record in Book 11378, Page 991; Quitclaim Deed to Homeowners' Association of record in Book 11221, Page 249; All matters on the Boundary Plat of record in Book 9700, Pages 538 and 539; all matters shown on plat of record in the Supplemental Declaration, Mill Park Townhomes, Phase IV, of record in Instrument No. 20031117-0167241; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved ( ) property, known as Units 164-170, Mill Park, Antioch, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

And the Grantors, for themselves and their heirs, executors and administrators, do hereby covenant with the said grantee, its successors and assigns, that they have not made, done, executed or suffered any act or thing whereby the above described property or any part thereof now are or at any time hereafter shall or may be imperiled, charged or incumbered in any manner whatsoever; and the title to the above granted property against all persons lawfully claiming the same from, through or under the Grantors will forever warrant and defend.

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 our hands this 5th day of August, 2004.

Vastland/Eatherly/McClung, Development, LLC

BY: _____

J.D. Eatherly, Chief Manager

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared J.D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Vastland/Eatherly/McClung, Development, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 5th day of August, 2004.

_____

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129