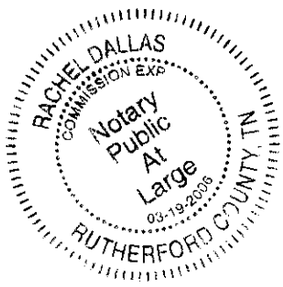
WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-05

(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
Sudhir Sinha	Sudhir Sinha	135-11-0-C-65.00
(NAME)	(NAME)	
490 Long Hunter Court	490 Long Hunter Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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 Homes, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sudhir Sinha,a married man**, 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 Number 225 on the Plan of Nashboro Village – Tract 18, Phase 2, a Horizontal Property Regime, as of record in Plat Book 9700, page 968 and as amended at Instrument No. 20010423-0039877, 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 Nashboro Development, LLC, dated March 31, 2003 and filed for record at Instrument No. 20030421-0051756, 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. Estimated for 2004 in the amount of $1,466.88.
2. Any and all matters as shown on the plan of record in Plat Book 4460, page 149; Book 4460, page 156; Book 4660, page 159; Book 4860, page 73; Book 5200, page 444; Plat Book 9700, page 968 and as amended in Plat Book 11700, page 49 and at Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee.
3. Restrictions as of record in Book 4827, page 17; Book 5469, page 840; Book 7751, page 907; Book 11703, page 581; Instrument No. 20000627-0063887; Book 11703, page 520; Book 4254, page 410; Instrument No. 20010322-0027768; Instrument No. 20010322-0027767 and Instrument No. 20000316-0027171, said Register's Office.
4. Fairway Pointe Homeowners Association Charter as of record in Book 11703, page 518, said Register's Office.
5. Easements to Metropolitan Government of Nashville and Davidson County of record in Book 5563, page 5; Book 4815, page 425; Book 7225, page 239; Book 8870, page 887; Book 8870, page 932; Book 11594, page 299 and Book 4821, page 109, said Register's Office.
6. Storm Water Detention Agreement as of record at Instrument No. 20021205-0150029, said Register's Office.
7. Common Area conveyance as of record at Instrument No. 20021211-0152725, said Register's Office.
8. Easement granted to Intermedia Partners of record at Instrument No. 20001012-0101575, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 490 Long Hunter Court, Nashville, TN 37217

(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: 09/01/04 12:51 2pgs
Fees:13.00 Taxes:555.00

20040901-0105849

STATE OF TENNESSEE
COUNTY OF TN

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 Officer of Greenvale Construction, LLC and the he is authorized by Greenvale Construction, LLC to execute this instrument on its behalf by himself as such Chief Financial Officer

Witness my hand and seal at Davidson, TN, this 18th day of August 2004

Notary Public at Large

My commission expires: 3-19-06

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