WARRANTY DEED

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

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 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
Holly Whitson	Holly Whitson	163-05-0-B-176.00
(NAME)	(NAME)	
5170 Hickory Hollow Parkway 173	5170 Hickory Hollow Parkway 173	
(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, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Whitson,** unmarried 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. 145 on the Plan of Master Deed Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown by plat appearing of record at Instrument No. 20031117-0167241, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Greenvale Construction, LLC from Vastland/Eatherly/McClung Development, LLC dated December 17, 2003 and filed for record at Instrument No. 20031229-0183343, said Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 county taxes and all subsequent years are a lien but not yet due and payable in the estimated in the amount of $1040.64.
2. Any and all matters as shown on the plan of record in Plat Book at Instrument No. 20031117-0167241, said Register's Office for Davidson County, Tennessee.
3. Also subject to restrictions of record in Book 10719, page 425; Book 11167, page 757, and Plat Book 9700, Page 538, said Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 10719, page 464, and Book 11167, page 759, said Register's Office for Davidson County, Tennessee.
5. Charter of record in Book 10719, page 419, said Register's Office for Davidson County, Tennessee.
6. Easement to Bellsouth of record in Book 11378, page 991, said Register's Office for Davidson County, Tennessee.
7. Detention Pond agreement of record in Book 10506, page 278, said Register's Office for Davidson County, Tennessee.
8. Common area conveyance of record in Book11221, page 249, said Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 5170 Hickory Hollow Parkway 173, 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: 09/10/04 10:15 2pgs
Fees:13.00 Taxes:401.08
20040910-0109542

Witness my hand this 20th day of August, 2004.

Greenvale Construction

By: _____

~~Greenvale~~ Construction

STATE OF TN

COUNTY OF Davidson

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

Commission expires:

3-19-06

_____

Notary Public

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