WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF SEPTEMBER, 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
Melissa J. Bentley	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	182-06-0-A-196.00CO
(NAME)	(NAME)	
8241 Ramstone Way	111 Westwood Place	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/13/04 10:35 2pgs
Fees:13.00 Taxes:462.13

20040913-0110044

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 **Melissa J. Bentley**, and **Nathan Bentley**, wife and husband, 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:

Land in Davidson County, Tennessee, being all of Lot No. 191 on the Final Plat, Old Hickory Hills, Phase Two-Section Three, as shown by plat appearing of record in instrument No. 20040420-0044507, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the said property conveyed to Greenvale Construction, LLC A Tennessee Limited Liability Company by Deed from Old Hickory Hills, LLC A Tennessee Limited Liability Company, dated April 26, 2004 and recorded May 13, 2004 in instrument No. 200405130056025, in the Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. Any and all matters appearing on the Plat of record in instrument No. 200404200044507, Register's Office for Davison County, Tennessee.
2. Declaration of covenants, Conditions and restrictions of record in instrument No. 20020116-0006750, said Register's Office.
3. Charter of Old Hickory Hills Homeowner's Association of record in instrument No. 20020123-0009417, said Register's Office.
4. Storm Water Detention Agreement of record in instrument No. 20010306-0021333,said Register's Office.
5. Sanitary Sewer and or Storm Drainage Easement of record in Instrument No. 2001030-01030-0107214, said Register's Office.
6. Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.
7. Storm Water Detention Agreement of record in Instrument No. 20030226-0025749, said Register's Office.
8. Twenty Foot Public Utility and Drainage Easement of record in instrument No. 200404200044507, said Register's Office.
9. Boundary Plat of record in Book 6013, Page 187, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8241 Ramstone Way, 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 1st day of September, 2004.

Greenvale Construction

STATE OF IN
COUNTY OF Lake

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

Personally appeared before me, a Notary Public for the State and County aforesaid, Shane MacFarland, who is the Chief Financial Manager of Greenvale Construction, a Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2004

Commission expires:

NOTARY PUBLIC AT LARGE

Notary Public