Richmond

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 22ND DAY OF SEPTEMBER, 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires 4/30/2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/29/04 14:25 2pgs
Fees:13.00 Taxes:499.13

20040929-0117263

mail

THIS INSTRUMENT WAS PREPARED BY + RETURN TO:
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Berry	Sebring Capital Partners, LP	182-06-0-A-192.00 CO
(NAME)	(NAME)	
8225 Ramstone Way	4000 International	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Carrollton, TX 35007	
(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, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Berry, a single person**, 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 Lot No. 187, 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 same 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. 20040513-0056025, said Register's Office.

The property described herein is subject to:

1. 2004 Taxes, a lien not yet due and payable.
2. Estimated taxes for 2005 are $1281.55. Said property will not be assessed individually for 2004. Lot will be taxed with the parent parcel, as P/O 182-012.00, and paid for by the seller. Unimproved estimated tax amount of $151.00 will be prorated between the buyer and the seller at closing.
3. Any and all matters appearing on the Plat of record in instrument No. 20040420-0044507, said Register's Office.
4. Covenants, conditions and restrictions of record in instrument No. 20020116-0005750, said Register's Office.
5. Charter of Old Hickory Hills Homeowner's Association of record in instrument No. 20020123-0009417, said Register's Office.
6. Storm water detention agreement of record in instrument No. 20010306-0021333, said Register's Office.
7. Sanitary Sewer and or Storm Drainage Easement of record in instrument No.20001030-0107214, said Register's Office.
8. Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.
9. Storm Water Detention agreement of record in Instrument No. 20030226-0225749, said register's Office.
10. Boundary Plat of record in Book 11190, Page 65, said register's Office.
11. Rights of adjoining Owner's of record in Book 6013, Page 187, said Register's Office.
12. Subject to Homeowner's Association Assessments.
13. 20' Public Utility Drainage Easement of record in instrument No. 200404200044507

unimproved ☐

This is improved ☒ property, known as 8225 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 22nd day of September, 2004.

Greenvale Construction, LLC, A Tennessee Limited Liability Company

By: _____

Greenvale Construction, LLC, A Tennessee Limited Liability Company

STATE OF

COUNTY OF

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

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

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and seal at Murfreesboro, TN, this 22nd day of September 2004

Notary Public at Large

My commission expires: _____

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 1/30/2008