WARRANTY DEED

RACHEL DALLAS MY COMM. EXP. NOTARY PUBLIC AT LARGE MARCH 19, 2006 RUTHERFORD CO., TENN.

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/19/06

(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
James F. Harpley	Franklin American Mortgage Company	19-135.11--0-C-73.00 CO
(NAME)	(NAME)	
480 Longhunter Court	501 Corporate Centre Drive, Suite 4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(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 Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James F. Harpley, and wife Maria L. Harpley**, 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 Unit No. 230, on the Plan of Horizontal property regime, Private Element Plat, Phase Two on the Plan of Nashboro Village-Tract 18, as shown by Plat appearing of record in Book 9700, Page 968, as amended in instrument No. 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for complete details of said lot.

Being a portion of the same property conveyed to Greenvale Construction, LLC, by Deed from Vastland Nashboro Development, LLC, dated 03/31/03, and recorded 04/21/03, in instrument No. 20030421-0051756, said Register's Office.

The property described herein is subject to:

1. Any and all matters appearing on the Plat of record in Book 9700, page 968 and in instrument No. 20010423-0039877, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 480 Longhunter 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.

Witness my hand this 29th day of September, 2004.

Greenvale Construction, LLC

By:

Greenvale Construction, LLC

Davidson County DEEDWARR
Recvd: 10/05/04 13:55 2pgs
Fees:13.00 Taxes:549.08

20041005-0119854

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 MacFarland 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 CFO of Greenvale Construction, LLC and the he is authorized by Greenvale Construction, LLC to execute this instrument on its behalf by himself as such CFO for Greenvale Construction, LLC

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

Commission expires:

Rachel Dallas
Notary Public

RACHEL DALLAS
NOTARY PUBLIC AT LARGE
MY COMM. EXP. MARCH 19, 2026
RUTHERFORD CO., TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED