WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

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

Lilia S Chavez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-06

(AFFIX SEAL)

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

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
Lilia Chavez	American Home Mtg.	182-06-0-A-207.00CO
(NAME)	(NAME)	
8632 Lawson Dr.	216 Centerview Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, LLC., a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lilia Chavez, a married woman, and Francisco Guzman, an unmarried 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 Lot No. 201of the Hickory Hills Subdivision of record in Plat Instrument No. 200405130056025, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Greenvale Construction, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Old Hickory Hills, LLC, a Tennessee Limited Liability Company, dated April 26, 2004 and filed for record on May 13, 2003 in Instrument Number 200405130056025, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/23/04 11:21 2pgs
Fees:13.00 Taxes:462.13

20041123-0140308

The property described herein is subject to:

1. 2005 Taxes and subsequent years, a lien not yet due and payable.
2. Subject to all matters as set forth per Plat Instrument Number 200404200044507 Register's Office for said County.
3. Subject to Restrictions of record in Instrument Number 20020116-0006750, said Register's Office.
4. Subject to Charter of Old Hickory Hills Homeowners' Association of record in Instrument No. 20020123-0009417, said Register's Office.
5. Subject to Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, said Register's Office.
6. Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 200001030-0107214, said Register's Office.
7. Subject to Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office.
8. Subject to Water Detention Agreement of record in Instrument No. 20030226-0025749, said Register's Office.
9. Subject to Boundary Plat of record in Book 11190, Page 65, said Register's Office.
10. Subject to Right of Adjoining Owners of record in Book 6013, Page 187, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8632 Lawson Dr., 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.

Greenvale Construction, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and seal at _____, TN, this 1st day of September 2004

Notary Public at Large

My commission expires: _____



