WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/04 11:22 2pgs
Fees:13.00 Taxes:587.56

20041123-0140310

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 11/26/05

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

RETURN TO:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaQunda Partee Bandy	New Century Mortgage Corporation	135.11-C-56.00-CO
(NAME)	(NAME)	
372 Long Hunter Ct.	3354 PERIMETER HILL DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	NASHVILLE, TN 37211	
(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 **LaQunda Partee Bandy and husband Marvel Bandy**, 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 213on 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 Plat 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 more 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 March 31, 2003 and recorded April 21, 2003 at Instrument No. 200304210051756 said Register's Office.

The property described herein is subject to:

1. This conveyance is subject to the following: Covenants, Conditions and restrictions reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 520, as amended in Instrument Number 20003160027171, and in any allied instruments referred to in said restrictions: Charter of Fairway Pointe Homeowners Association of record in Book 11703, Page 518: Consent to Declaration of Covenants , conditions and Restrictions of record in Instrument No. 20010322-0027768, and Instrument No. 20010322-0027767; Anchor easement to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book5563, Page 5; Easement to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 4815, Page 425, Book 4821, Page 109 and Book 7225, Page 239; Easement to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 8870, Page 887 and Book 8870, Page 932; storm water detention agreement of record in Instrument Number 20021205-0150029; Quitclaim Deed to common area's of record in Instrument Number 200212110152725; License to use fitness center and swimming pools if record in Instrument Number 20020507-0056329; Easement to metropolitan government of Nashville and Davidson County as set forth in Instrument recorded in Book 11594, Page 299; Easement restrictions and conditions as set forth in Judgment on Declaration of taking as of record in Book, 4254, Page 410;Easement restrictions and conditions as set forth in judgement on declaration of taking as of record in Book 4254, Page 410; Easement to Intermedia Partners, L.P. d/b/a Intermedia of record in Instrument No. 20001012-0101575; Covenants, conditions, restrictions, reservations easements, liens for assessments, options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as supplemented by instruments recorded in Book 5469, Page 840 and Book 7751, Page 907; Covenants, conditions, restrictions, reservations easements, liens for assessments options, power of attorney, and limitations on title set forth in restrictions, recorded in Book 11703, Page 581 and amended in Instrument No. 20000627-0063887 and in Instrument No. 20021211-0152723, and in any allied instruments referred to in said Restrictions; all matters shown on Plat recorded in Book 4460, pages 149-151; Book 4460, Page 156, Book 4660, pages 157-159, Book 4860, Page 73, as partially revised in Book 5200, Page 444; and Plat Book 9700, Page 968, Book 11700, Pages 49-50; as amended in Instrument Number 20010423-0039877; any and all matters shown on plat of record in Book 9700, Page 968 and amended in Instrument No. 20010423-0039877; any and all matters of record; all in the Register's office for Davidson County, Tennessee.
2. This conveyance is subject to the following: Covenants, Conditions and restrictions reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 11703,

Page 520, as amended in Instrument Number 20003160027171, and in any allied instruments referred to in said restrictions: Charter of Fairway Pointe Homeowners Association of record in Book 11703, Page 518: Consent to Declaration of Covenants , conditions and Restrictions of record in Instrument No. 20010322-0027768, and Instrument No. 20010322-0027767; Anchor easement to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book5563, Page 5; Easement to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 4815, Page 425, Book 4821, Page 109 and Book 7225, Page 239; Easement to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 8870, Page 887 and Book 8870, Page 932; storm water detention agreement of record in Instrument Number 20021205-0150029; Quitclaim Deed to common area's of record in Instrument Number 20021211010152725; License to use fitness center and swimming pools if record in Instrument Number 20020507-0056329; Easement to metropolitan government of Nashville and Davidson County as set forth in Instrument recorded in Book 11594, Page 299; Easement restrictions and conditions as set forth in Judgment on Declaration of taking as of record in Book, 4254, Page 410;Easement restrictions and conditions as set forth in judgement on declaration of taking as of record in Book 4254, Page 410; Easement to Intermedia Partners, L.P. d/b/a Intermedia of record in Instrument No. 20001012-0101575; Covenants, conditions, restrictions, reservations easements, liens for assessments, options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as supplemented by instruments recorded in Book 5469, Page 840 and Book 7751, Page 907; Covenants, conditions, restrictions, reservations easements, liens for assessments options, power of attorney, and limitations on title set forth in restrictions, recorded in Book 11703, Page 581 and amended in Instrument No. 20000627-0063887 and in Instrument No. 20021211-0152723, and in any allied instruments referred to in said Restrictions; all matters shown on Plat recorded in Book 4460, pages 149-151; Book 4460, Page 156, Book 4660, pages 157-159, Book 4860, Page 73, as partially revised in Book 5200, Page 444; and Plat Book 9700, Page 968, Book 11700, Pages 49-50; as amended in Instrument Number 20010423-0039877; any and all matters shown on plat of record in Book 9700, Page 968 and amended in Instrument No. 20010423-0039877; any and all matters of record; all in the Register's office for Davidson County, Tennessee.

3. 2005 Estimated Taxes are $1372.50

4. Alta 8.1 to be issued with final policy.

5. Altal 9 to be issued with final policy

6. A second priority Deed of Trust executed by the borrowers to New Century Mortgage in the amount of $31,760.00

unimproved ☐

This is improved ☒ property, known as 372 Long Hunter Ct., Nashville, TN

(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 4th day of November, 2004.

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

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

CAROLE ANN F. COFFMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN MY COMM. EXP. 11/26/05

Notary Public at Large
My commission expires: _____