File #200491631

Davidson County DEEDWARR
Recvd: 01/10/05 09:37 2 pgs
Fees:13.00 Taxes:129.50

20050110-0003283

FRANCES LEYHEW NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN MY COMM. EXP. AUG. 22, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-22-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenvale Construction, LLC	SAME	Map: 149-53 P/O
(NAME) 1418 Kensington Square Court, Bldg. A	(NAME)	
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHELSEA VILLAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTEE, its successors 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. 57, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040616-0071117, revising Instrument. No. 20040309-0026802, 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 part of the same property conveyed to Chelsea Village, LLC by Warranty Deed dated July 15, 2002 of record in Instrument No. 20020729-0090514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 8082, Page 329, as amended in Book 8083, Page 386, Book 8842, Page 434, Book 9492, Page 747, Book 9764, Page 334 and in Book 10117, Page 532; By-Laws of record in Book 8082, Page 348, Book 9492, Page 759, as amended in Book 9503, Page 493; Charter of Chelsea Village Homeowners' Association of record in Book 8813, Page 192; Restrictive Covenants of record in Instrument No. 20040930-0117682; Storm Water Detention Agreement of record in Instrument No. 20030226-0025748; Quitclaim Deed to Homeowners' Association of record in Book 9991, Page 914; Information Brochure of record in Book 8082, Page 362; All matters on the Boundary Plat of record in Instrument No. 20030203-0014146; all matters shown on plat of record in Instrument 20040616-0071117, revising Instrument No. 20040309-0026802; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved ( ) property, known as Lot 57, Chelsea Village, Antioch, 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 GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 4th day of January, 2005.

Chelsea Village, LLC

BY: _____

Steven Dotson, Chief Manager

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Chelsea Village, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 4th day of January, 2005.

Frances Leyhew

Notary Public

My Commission Expires: 8-22-05

FRANCES LEYHEW
MY COMM. EXP.
NOTARY PUBLIC
AT
LARGE
AUG. 22, 2005
RUTHERFORD CO., TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129