#8669 Box 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,597.00.

Heidi Jo Clayton
Affiant

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

Robin Jett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Higgens	Prime Mortgage USA, Inc.	163-5B-120
(NAME)	(NAME)	
5170 Hickory Hollow Parkway #206	1811 North Meridian	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Indianapolis, IN 46202	
(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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO April Higgens and husband ~~unmarried~~ Lucuba Higgins ~~unmarried~~ 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 Townhome Number 120 on the Plan of Phase III, Mill Park, formerly Hickory Hollow Townhomes, of record in Instrument No. 20021015-0126630, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Greenvale Construction, LLC, by deed of record in Instrument No. 20021101-0134176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway 206, 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.

Davidson County DEEDWARR
Recvd: 01/13/05 15:44 2 pgs
Fees:13.00 Taxes:416.61
20050113-0005112

Witness my hand this 21st day of December, 2004.

Greenvale Construction, LLC

By: _____

Greenvale Construction, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON *SHANE MCFARLAND

BJ Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared [redacted] * 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 authorized agent of the corporation and that he as such authorized agent executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as authorized agent

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2004.

Commission expires: May 28, 2006

Notary Public

