Davidson County DEEDWARR
Recvd: 01/18/05 09:00 2 pgs
Fees:13.00 Taxes:728.90
20050118-0005634

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Edletha McClendon	**NEW OWNER**	174-11-A-166 CO
2132 Camille Drive		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of November, 2004

Notary Public
My Commission Expires: 11/22/08

DARRIS BILLINGSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Greenvale Construction, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Edletha McClendon and Lamium McClendon**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being all of Lot No. 454 on the plan of Subdivision Plat of Cane Ridge Farms, Phase Two, as shown by plat appearing of record in Instrument No. 20020821-0101307 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Greenvale Construction, LLC by Warranty Deed from Cane Ridge Farms, LLC dated 06/16/03 and filed for record in Instrument No. 20030620-0085455 Register's Office for Davidson County, Tennessee, and having been a portion of the property conveyed to Cane Ridge Farms, LLC by Deed dated 04/13/99 and filed for record on 04/14/99 in Book 11431, page 163 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20020821-0101307, Register's Office for Davidson. HOA Charter of record in Inst. No. 20010815-0088360 Register's Office for said County. Conveyance of Open Space to HOA of record in Inst. No. 20010815-0088361 said Register's Office. Right of Way Easements of record in Book 4428, page 565 and Book 5078, page 476 Register's Office for said County. Transmission Line Easement of record in Book 4420, page 36, Davidson County Register's Office. Easement to United Telephone of record in Inst. No. 20020123-0009340 said Register's Office. Restrictive covenants recorded in Inst. Nos. 20000905-0087103; 20001204-0119093; 20010815-0088370 and 20040319-0031603, Register's Office for Davidson County. By-Laws of record in Inst. No. 20000905-0087103 Register's Office for said County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2132 Camille Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**,

its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 23rd day of November, 2004

Greenvale Construction, LLC

BY: _____
Chris Bratcher, Sales & Finance Manager

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Sales & Finance Mng. of Greenvale Construction, LLC the within named bargainor, and that as such Sales & Finance Mng. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Sales & Finance Mng.

Witness my hand and seal, at office in Tennessee, this the 23rd day of November, 2004

_____
NOTARY PUBLIC

My Commission Expires:_____

