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

Davidson County DEEDWARR
Recvd: 01/18/05 09:12 2 pgs
Fees:13.00 Taxes:740.00
20050118-0005649

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Efren V. Brooks	**NEW OWNER**	174-11-0-A-152.00 CO
2112 Camille Drive		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2004

Notary Public
My Commission Expires: My Commission Expires NOV. 22, 2008

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 **Efren V. Brooks and Natasha L. Brooks** (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 being in Davidson County, Tennessee being known as Lot 440 of the plat, Phase II, Cane Ridge Farms Subdivision , as shown by plat appearing of record in Instrument No. 200208210101307 of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the property conveyed to Greenvale Construction, LLC by Warranty Deed from Cane Ridge Farms, LLC dated 08/16/02 and filed for record in Instrument No. 200209050107535.

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. 200208210101307, Register's Office for Davidson County. Transmission Line Easement to USA in record of Book 4428, Page 565 and Book 4420, Page 36, Register's Office of Davidson County Charter of HOA of record in Instrument No. 200108150088360, Register's Office of Davidson County Conveyance of Common Area of record in Instrument No. 200108150088361, Register's Office of Davidson County Easement for Utilities of record in Book 5078, Page 476, Register's Office of Davidson County Easement for Sanitary Sewer and Drainage of record in Instrument No. 200010300107214, Register's Office of Davidson County Restrictive covenants recorded in Instrument No. 200009050087103 and Amended in Instrument No. 200012040119093 and Instrument No. 200108150088370 and Instrument No. 200403190031603 and By-Laws in Instrument No. 200009050087103, Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2112 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 21st day of December, 2004

Greenvale Construction, LLC

BY: _____
Authorized Agent

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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 Shane McFarland, 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 Authorized Agent of Greenvale Construction, LLC the within named bargainor, and that as such Authorized Agent 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 Authorized Agent

Witness my hand and seal, at office in Tennessee, this the 21st day of December, 2004

_____
NOTARY PUBLIC

My Commission Expires:_____

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

My Commission Expires NOV. 22, 2008