WARRANTY DEED

RACHEL DALLAS NOTARY PUBLIC AT LARGE MY COMM. EXP. MARCH 19, 2006 RUTHERFORD CO. TENNESSEE

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-06
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrese Vanderlip	Andrese Vanderlip	163 05-0-B 175-CO
(NAME)	(NAME)	
5170 Hickory Hollow Pky #171	5170 Hickory Hollow Pky #171	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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 **Andrese Vanderlip, a single person Henry Vanderlip, and wife Joan Vanderlip**, 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 Lot No. 146 on the Plan of Master Deed Lot Layout (Private Element), Phase IV Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117-0167241, 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 the same property conveyed to Greenvale Construction LLC, by Deed from Vastland/Eatherly/McClung Development, LLC dated December 17, 2003 and recorded December 29, 2003 at Instrument No. 20031229-0183343 said Deed of Trust Amended and Modified in Instrument No. 20031229-0183344 said Register's Office.

The property described herein is subject to:

1. This conveyance is subject to Declaration of Covenants, Conditions and Restricitons of record in book 10719, Page 425 as amended of record in Book 11167, Page 757 and supplemented in Instrument No. 20031117-0167241 Davidson County Register's Office.
2. By-Laws of record in Book 10719, Page 464, as amended of record in Book 11167, Page 759, Davidson County Register's Office.
3. This property is subject to matters appearing on subdivision plat of record in Instrument No. 20031117-0167241 said Register's Office.
4. Subject to all matters of record in Boundary Plat Book 9700,Pages 538 and 539 said Register's Office.
5. Easement to Bell South in Book 11378, Page 991 Register's Office for Davidson County.
6. Charter for HOA in Book 10719, Page 419 said Register's Office.
7. Detention Pond Agreement of record in Book 10506, Page 278, said Register's office.
8. Quitclaim Deed for common area to HOA in Book 11221, Page 249 said Register's Office.

Davidson County DEEDWARR
Recvd: 01/25/05 10:35 2 pgs
Fees:13.00 Taxes:369.63
20050125-0008967

unimproved ☒

This is improved ☐ property, known as 5170 Hickory Hollow Pky #171, 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.

Witness my hand this 30th day of September, 2004.

Greenvale Construction, LLC

By: [redacted]
Greenvale Construction, LLC

STATE OF TN
COUNTY OF Davidson

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shane McFarland with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Financial of Greenvale Construction the within named bargainer, a limited liability corporation, and that, Shane McFarland as such Chief financial, being authorized so to do executed the foregoing instrument for the purposed therein contained by signing the name of the corporation by Shane McFarland as such Chief Financial

Witness my hand and official seal this 30th day of September 2004

My Commission Expires: 3-19-06

Notary Public

RACHEL DALLAS MY COMM. EXP. NOTARY PUBLIC AT LARGE MARCH 19, 2006 TENNESSEE RUTHERFORD CO.

Witness my hand and official seal at Nashville, Tennessee this. 9/30/04

Commission expires:

3-19-06

Notary Public

RACHEL DALLAS MY COMM. EXP. NOTARY PUBLIC AT LARGE MARCH 19, 2006 TENNESSEE RUTHERFORD CO.