File #200570034

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 125,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/9/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1418 Kensington Square Court, Bldg. F, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Smith	New Owner	Map: P/O 149-053
(NAME) Lot 14, Chelsea Village	(NAME)	Parcel:
(ADDRESS) Antioch TN 37013	(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GREENVALE CONSTRUCTION, LLC**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ANGELA M. SMITH,** Single, 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 all of Lot No. 14, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040616-0071117 and in 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 part of the same property conveyed to Chelsea Village, LLC by Warranty Deed dated July 15, 2002 of record in Instrument No. 20020729-0090514, and being part of the same property further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed dated July 19, 2004 of record in Instrument No. 20040811-0096926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Instrument No. 20040930-0117682; Restrictions and By-Laws of record in Book 8082, Page 329, Book 8083, Page 386 and Book 8842, Page 434; Charter for Homeowners' Association of record in Book 8813, Page 192; Storm Water Detention Agreement of record in Instrument No. 20030226-0025748; all matters shown on plat of record in Instrument No. 20040616-0071117 and Instrument No. 20040309-0026802; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as Lot 14, Chelsea Village, Antioch, TN 37013 a/k/a 841 Dover Glen Drive, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 28th day of January, 2005.

Greenvale Construction, LLC

BY: _____
President

Davidson County DEEDWARR
Recvd: 02/02/05 13:32 2 pgs
Fees:13.00 Taxes:465.83
20050202-0012340

Return to:

Hickory Hollow Title, LLC
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Shane McCrackin, 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 Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

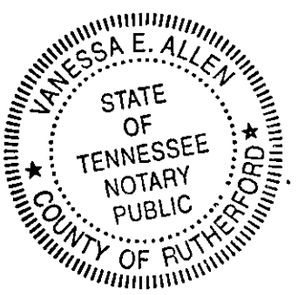
Witness my hand and official seal, this 28th day of January, 2005.

Vanessa E Allen

Notary Public

My Commission Expires: 7/9/09

(SEAL)



Mail After Recording To:

Southern Title Services
1418 Kensington Square Court, Bldg. F
Murfreesboro, TN 37130