File No. 250300169

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,400.00

Sarah B. Paiva
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2005.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: July 9, 2006. 7/9/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1418 Kensington Sq. Ct., Bldg. F
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 03/17/05 10:43 2 pg
Fees:13.00 Taxes:563.88
20050317-0029378

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R Shuster	American Home Mortgage	P/O 182-012
(NAME) 8628 Lawson Dr.	(NAME) 500 W. Main St. Ste 20	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Hendersonville, Tennessee 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Greenvale Construction, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason R Shuster, a single person and Sarah B Paiva, a single person, HEREINAFTER CALLED THE GRANTEE(S), 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. 200, on the Final Plat Old Hickory Hills, Phase Two – Section Three as shown by plat appearing of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, 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 Old Hickory Hills, LLC by Warranty Deed dated December 30, 1999 of record in Instrument No. 20000203-0011193 and being all of the same property further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed dated April 30, 2004 of record in Instrument No. 20040517-0057409, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Charter of Homeowners' Association of record in Instrument No. 20020123-0009417; Storm Water Detention Agreement of record in Instrument No. 20030226-0025749 and in Instrument No. 20010306-0021333; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; all matters shown on plat of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628; all in the Register's Office for Rutherford County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8628 Lawson Dr., 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of March, 2005.

Greenvale Construction, LLC

By: _____
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Bratcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Authorized Agent, as such Authorized Agent.

Witness my hand and official seal at office at Antioch, Tennessee, this 15th day of March, 2005.

My Commission Expires:
7/9/2006

Vanessa E Allen
Notary Public

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

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RETURN TO:
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