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

Davidson County DEEDWARR
Recvd: 03/30/05 14:29 2 pgs
Fees:13.00 Taxes:593.63
20050330-0034664

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Bria Terrell	NEW OWNER	P/O 182-00-0-012.00
8249 Ramstone Way		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $160,440.00.

Bria Terrell
Affiant

Subscribed and sworn to before me this 23rd day of March, 2005.

Lynn Gray
Notary Public
My Commission Expires:_____

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

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 **Bria Terrell** (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 Lot No. 193 on the Plan of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Old Hickory Hills, LLC by Warranty Deed dated December 30, 1999 recorded in Instrument No. 20000203-0011193, Register's Office for Davidson County, Tennessee. Further being a portion of the property conveyed to Greenvale Construction, LLC by Deed dated April 30, 2004 and filed for record in Instrument No.20040513-0056027 Register's Office for said County.

This conveyance is made subject to property taxes for the year 2005 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. 20040420-0044507 Register's Office for Davidson. HOA Charter of record in Instrument No. 20020123-0009417, Register's Office for said County. Storm Water Detention Agreements of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749 said Register's Office. United Telephone Company Easement of record in Instrument No. 20020123-0009339 said Register's Office. Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Instrument No., 20020116-0006750, Davidson County Register's Office.. Rights of Adjoining Owners in Book 6013, page 187 said Register's Office. Surveyors Certificate of Correction of Record in Instrument No. 20041021-0126628 Register's Office for Davidson County.

THIS IS **improved** PROPERTY KNOWN AS 8249 Ramstone Way, 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 March, 2005

Greenvale Construction, LLC

BY: _____
Authorized Agent

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 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 23rd day of March, 2005

_____
NOTARY PUBLIC

My Commission Expires:_____

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

My Commission Expires NOV. 22, 2008