File No. 250402040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 9, 2006.
(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: 05/11/05 15:35 2 pgs
Fees:13.00 Taxes:397.75
20050511-0053361

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mallory Cox	Wells Fargo Bank, N.A.	163-05-0B-159.00
(NAME)	(NAME)	
5170 Hickory Hollow	6116 Executive Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Rockville, Maryland 20852	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mallory Cox and Philip Cox, wife and husband, 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 Unit No. 170, on the Plan of Phase IV Mill Park, as shown by plat appearing of record in Plat Instrument 200311170167241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Greenval Construction, LLC by Special Warranty Deed dated August 5, 2004 of record in Instrument 20040811-0096924, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10719 Page 425, Book 11167 Page 757 and Instrument 200311170167241 as shown in the Register's Office of Davidson County, Tennessee; Easement to Bellsouth of record in Book 11378 Page 991; Storm Water Detention Agreement of record in Book 10506 Page 278;Homeowners' Association of record in Book 10719 Page 419.;All matters shown on the plan of record in Plat Instrument 200311170167241; all in the Register's Office for Davidson 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 5170 Hickory Hollow, 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 5th day of May, 2005.

Greenvale Construction, LLC

By: _____

Chris Bratcher, Authorized Agent

Attest: _____

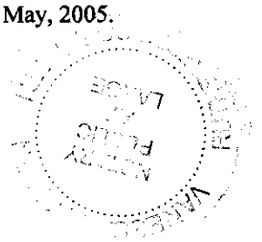
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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 of 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 at office this 5th day of May, 2005.

Commission expires: July 9, 2006



Vanessa E. Allen Notary Public

File Number: 250402040

RETURN TO:

Southern Title Services
1418 Kensington Sq. Ct., Bldg. F
Murfreesboro, TN 37130