File No. 250401980

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,197.00

Danielle Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: July 9, 2005.
(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: 05/23/05 15:09 2 pg
Fees:13.00 Taxes:418.83
20050523-0058052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danette Riddick	Countrywide Tax Service	163-05-OB-145.00
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy. #401	P.O. Box 650009	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75265-0009	
(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 Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danette Riddick, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 149 on the Plan of "Exhibit A-1" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown by Supplemental Declaration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being part of the same property conveyed to Vastland/Eatherly/McClung, Development, LLC, a Tennessee limited liability company by Warranty Deed dated September 5, 1997 of record in Book 10638, Page 354, and being part of the same property further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Special Warranty Deed dated April 27, 2004 of record in Instrument No. 20040510-0053039, Register's Office for said County.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 10719, Page 425, Book 11167, Page 757 and in Instrument No. 20031117-0167241; Amendment to By-Laws of record in Book 11167, Page 759; Charter of Homeowners' Association of record in Book 10719, Page 419; Easement to BellSouth of record in Book 11378, Page 991; Storm Water Detention Agreement of record in Book 10506, Page 278; Boundary Plat of record in Book 9700, Page 538; all matters shown on the plan of record in Instrument No. 20030117-0167241; 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 5170 Hickory Hollow Pkwy 401, 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), HER 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), HER 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 9th day of May, 2005.

Greenvale Construction, LLC

By: _____

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 9th day of May, 2005.

Commission expires: July 9, 2005

Vanessa E. Allen Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE
NOTARY

File Number: 250401980

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37130