Davidson County DEEDWARR
Recvd: 05/26/05 13:58 2 pg
Fees:13.00 Taxes:525.40

20050526-0059673

File No. 250400361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$163,000.00~~ $142,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Greenhaw	ABN AMRO Mortgage Group, Inc.	064-16-0-D-132.00 126317.06
(NAME) 2221 Crescent Valley Lane	(NAME) 2600 West Big Beaver Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Troy, Michigan 48084	
(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,

Tricia Wall, a married woman and Matthew R. Wall, her Husband,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Neil Greenhaw and Wife Lauren Greenhaw,

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:

BEING Lot No. 290, Section Three, Truxton Park Subdivision, as shown by plat of record in Instrument Number 20011024-0116272, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tricia Wall, a married woman and Matthew R. Wall, her Husband by deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee Corporation of record in Instrument Number 20020524-0063339, Register's Office for said County.

Restrictive Covenants of record in Deed Book Instrument Number 20001030300107559, and Book 2001050220052910, and Instrument Number 200201230009419, Register's Office of said County.

By-Laws as shown of record in Instrument Number 200011010108604, Register's Office for said County.

Charter for Homeowner's Association of record in Instrument Number 2000110108603, Register's Office for said County.

Easement as shown of record in Deed Book 200008240083612, and Instrument Number 200012080121300, and Book 10447, Page 645, and Book 4910, Page 838, and Book 5699, Page 537, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2221 Crescent Valley Lane, Hermitage, TN 37076

(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 my/our hand(s) this 5th day of May, 2005.

Tricia Wall by Matthew Wall atty in fact
Tricia Wall

Matthew Wall
Matthew R. Wall

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Matthew R. Wall, her Husband the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of May, 2005.

Commission expires: 6-9-07

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Wendy L Locke
Notary Public

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Matthew R. Wall, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument Number 20050526001596 72, Registers Office for Davidson, the **Attorney-in-Fact** of Tricia Wall (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/5/2005.

My Commission Expires:. 6-9-07

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Wendy L Locke
, Notary Public.

File Number: 250400361

RETURN TO:
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