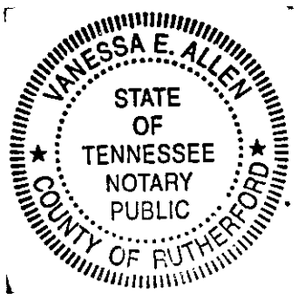
File No. 250401991

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

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

Davidson County DEEDWARR
Recvd: 06/07/05 14:13 2 pg
Fees:13.00 Taxes:552.78

20050607-0065064

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bunsri Thanasophon	Bunsri Thanasophon	P/O-149-00-0-053.00
(NAME) 821 Dover Glen	(NAME) 285 E. 284th St.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Upland, CA 91784	
(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 Bunsri Thanasophon and Surapin Thanasophon, husband and wife As Joint Tenants With Rights of Survivorship, 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. 9, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040616-0071117 and in Instrument No. 20040309-0026802, 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 Greenvale Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed dated July 19, 2004 of record in Instrument No. 20040730-0091305, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20040930-0117682; Additional Restrictions and By-Laws of record in Book 8082, Page 329, Book 8083, Page 386 and Book 8842, Page 434; Charter of Homeowners' Association of record in Book 8813, Page 192; Storm Water Detention Agreement of record in Instrument No. 20030226-0025748; all matters shown on plat of record in Instrument No. 20040616-0071117 and in Instrument No. 20040309-0026802, 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 821 Dover Glen, 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 27th day of May, 2005.

Greenvale Construction, LLC, a Tennessee Limited Liability Company

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 27th day of May, 2005.

Commission expires: July 9, 2006

Vanessa E Allen

Vanessa E. Allen Notary Public



File Number: 250401991

RETURN TO:

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