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

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/13/05 08:11 2 pgs
Fees:13.00 Taxes:572.06
20050713-0080918

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Michelle Ufere	**NEW OWNER**	P/O 164-00-0-204.00
1017 Lake Walk Drive		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $154,610.00.

Affiant

Subscribed and sworn to before me this 12nd day of June, 2005

Notary Public
My Commission Expires: My Commission Expires NOV. 22, 2008

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

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 **Michelle Ufere and husband, Emeka Ufere**(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 65 on the Final Plat of Lakewalk, Section One of record in Instrument No. 20050128-0010429, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Greenvale Construction, LLC from Global Development, Inc. by Warranty Deed of record in Instrument No. 20050211-0015881, Registers Office for Davidson County, Tennessee, dated February 8, 2005

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 Instrument No. 20050128-0010429, Register's Office for Davidson County. Subject to the Declaration of Covenants, Restrictions and Conditions of record in Instrument No. 20050127-0010145, Register's Office for Davidson County, Tennessee Subject to the By-Laws of record in Instrument No. 20050128-0010524, Register's Office for Davidson County, Tennessee. Subject to the Charter of HOA in Instrument No. 20050125-0009336, Register's Office for Davidson County, Tennessee. Subject to the Greenbelt Applicaton of record in Book 10539, Pages 319 and 320, Registers Office for Davidson County, Tennessee. Subject to the Transmission Line Easement of record in Book 4425, Page 575, Register Office for Davidson County, Tennessee Subject to Deeds to Metro of record in Book 4563, Page 896 and Book 11389, Page 299, Registers Office for Davidson County, Tennessee. Property may be subject ot rollback taxes for the year 2005

THIS IS **Improved** PROPERTY KNOWN AS 1017 Lake Walk Drive, 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 22nd day of June, 2005

Greenvale Construction, LLC

BY: Chris Bratcher
Authorized Agent

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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 22nd day of June, 2005

Darris Billingsley
NOTARY PUBLIC

My Commission Expires:_____

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

My Commission Expires NC 22 2008