Davidson County DEEDWARR
Recvd: 07/19/05 13:29 2 pg
Fees:13.00 Taxes:550.93

20050719-0083837

File No. [redacted]2550

WARRANTY DEED

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Buzzard	SunTrust Mortgage, Inc.	135-11-OC-75.00CO
(NAME)	(NAME)	
476 Longhunter Ct.	201 Fourth Avenue N, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, Tennessee 37219	
(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 Thomas A. Buzzard, a married man, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 232, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 18, Phase Two, as shown by plat appearing of record in Instrument No. 20010423-0039877, of the Register's Office of 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 Greenvale Construction, LLC by Special Warranty Deed dated March 31, 2003 of record in Instrument No. 20030421-0051756, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 11703, Page 581; Instrument No. 20000627-0063887, and in Instrument No. 20021211-0152723; Additional Restrictions of record in Book 4827, Page 14; Quitclaim Deed to Homeowners' Association for common elements of record in Instrument No. 20021211-0152725; Storm Water Detention Agreement of record in Instrument No. 20010314-0024179; License to use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329; Consent to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010322-0027768 and in Instrument No. 20010322-0027767; Anchor Easement of record in Book 5563, Page 5; Plat for Open Space and Recreational Areas of record in Book 4860, Page 73; all matters shown on the plan of record in Instrument No. 20010423-0039877; 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 476 Longhunter, Nashville, TN 37217
(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), HIS 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), HIS 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 8th day of July, 2005.

Greenvale Construction, LLC

By: _____
Chris Bratcher, Authorized Agent

Attest: _____

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of 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 oath, acknowledged himself to be the Authorized Agent of Greenvale Construction, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at office this 8th day of July, 2005.

Commission expires: July 9, 2006

_____
Vanessa E. Allen Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: [redacted]2550

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