File No. 250602862

# 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 $152,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 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

Davidson County DEEDWARR
Recvd: 08/09/05 14:03 2 pgs
Fees:13.00 Taxes:562.77

20050809-0094298

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Deepak Banerjee | First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans | Part of 164-00-0-204.00 |
| (NAME) | (NAME) | |
| 1012 Lakewalk Dr. | PO Box 809 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Memphis, Tennessee 38101 | |
| (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 Deepak Banerjee and Sipra Banerjee, husband and wife, 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. 100, on the Final Plat of Section One, Lakewalk, as shown by plat appearing of record in Instrument No. 20050128-0010429, 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 Jack Williams Construction Company, Inc., by Warranty Deed dated April 2, 2003 of record in Instrument No. 20030403-0044220, and being part of the same property further conveyed to Global Development, Inc., by Quitclaim Deed dated February 8, 2005 of record in Instrument No. 20050211-0015880, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Greenvale Construction, LLC by Warranty Deed dated February 8, 2005 of record in Instrument No. 20050211-0015881, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050127-0010145; By-Laws of record in Instrument No. 20050128-0010524; Charter of Homeowners' Association of record in Instrument No. 20050125-0009336; Storm Water Detention Agreement of record in Instrument No. 20040209-0015320; Transmission Line Easement of record in Book 4425, page 575; all matters shown on plat of record in Instrument No. 20050128-0010429; 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 1012 Lakewalk Dr., 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 5th day of August, 2005.

Greenvale Construction, LLC

By Chris Bratcher
, authorized agent

Attest:

STATE OF TENNESSEE

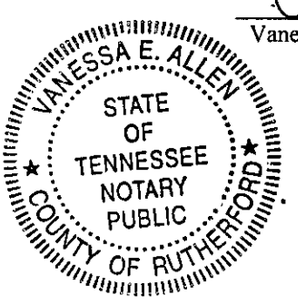
COUNTY OF RUTHERFORD

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 Limited Liability Company, 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 5th day of August, 2005.

Commission expires: July 9, 2006

Vanessa E. Allen Notary Public




**File Number: 250602862**

**RETURN TO:**

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