Davidson County DEEDWARR
Recvd: 08/23/05 12:29 3 pgs
Fees:18.00 Taxes:584.23
20050823-0100320

WARRANTY DEED

STEVEN P. BALDWIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 18th DAY OF **AUGUST, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 9/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Mouane Thavongsy and Phonekeo Thavongsy	**America's Wholesale Lender**	**149-53**
787 Dover Glen Dr.	**7105 Corporate Drive**	
Antioch, TN 37013	**Plano, TX 75024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Greenvale Construction, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Mouane Thavongsy and Phonekeo Thavongsy, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Instrument #20040309-0026802, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Easements of record in Book 8127, page 873, Book 8173, page 878, Book 8127, page 913, said Register's Office.

CB

All Restrictions of record in Book 8082, page 329, Book 8083, page 386, Book 8842, page 434, and Instrument 200409300117682, said Register's Office.

All Stormwater Detention Agreement in Instrument #20030226-0025748, said Register's Office.

All Bylaws of record in Book 8082, page 348, said Register's Office.

All Charter for Homeowner's Assocations in Book 8813, page 192, said Register's Office.

All Deed for Common Areas of record in Book 8838, page 542, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **787 Dover Glen Dr.**
Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES 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 ever defend the title to the said land to the said GRANTEES, 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 hand this 18th day of **AUGUST, 2005.**

Chris Bratcher

Greenvale Construction, LLC
BY Chris Bratcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 president (or other officer authorized to execute the instrument) of GREENVALE CONSTRUCTION, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at 4:00 pm

This 18th day of **AUGUST, 2005.**

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 9/18/07

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040309-0026802, re-recorded in Instrument #200406160071117 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots

Being part of the same property conveyed to Greenvale Construction, LLC by Warranty Deed from Chelsea Village, LLC dated 7/19/04 and filed for record 7/22/04 in Instrument #20040722-0087783, Register's Office for Davidson County, Tennessee.