WARRANTY DEED

PAIGE B. MAYERCIK NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

MY COMMISSION EXPIRES: MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005

Notary Public

MY COMMISSION EXPIRES: 5/23/06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/22/05 13:48 2 pgs
Fees:13.00 Taxes:610.50

20050922-0113976

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd Suite B
Murfreesboro, Tennessee 37128

M-0144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas W Ursery Sr	Guaranty Trust Company	164-08-0-B-012.00 CO
(NAME)	(NAME)	
1009 Lakewalk Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 Dallas W Ursery Sr, unmarried, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 63 on the Plat of Section One, Lakewalk of record in Instrument No. 20050128-0010429, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being a portion of the same property conveyed to Greenvale Construction, LLC by Warranty Deed from Global Development, Inc. dated February 8, 2005 and recorded on February 11, 2005 of record in Instrument No.20050211-0015881 in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1009 Lakewalk Drive, 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 GRANTEES, their heirs and assigns forever; and we do 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 forever 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 31st day of August, 2005.

Greenvale Construction, LLC

By

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 and who upon his/her oath (s) acknowledged himself/herself to be a Member respectively of Greenvale Construction, LLC the within named bargainor, a limited liability company, and that he/she as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Chris Bratcher as such Member .

Witness my hand and official seal on this the 31st day of August, 2005.

Annemarie Cain
Notary Public

My Commission Expires: 2-20-06



RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd. Suite B
Murfreesboro, Tennessee 37128