WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/05 14:35 2 pgs
Fees:13.00 Taxes:552.78

20051028-0130570

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES FEB 16 2009
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Rathbun	Wells Fargo Bank, N.A.	MAP 174-11-A
(NAME)	(NAME)	
11535 Orion Street	2701 Wells Fargo Way	PARCEL 357.00 CO
(ADDRESS)	(ADDRESS)	
Riverside, CA 92505	Minneapolis, MN 55467	
(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 Daniel L. Rathbun and wife, Wanda S. Rathbun

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:

BEING Lot 267, Final Plat, Cane Ridge Farms, Phase Six, Section One, of record in Instr: 20050209-0015098, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instr: 200000905-0087103, and amended in Instr: 20001204-0119093, Instr: 20010815-0088370, and Instr: 20041102-0131848; and Charter of record in Instr: 20010815-0088360 and Instr: 20041210-0147105, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Greenvale Construction, LLC by deed from Cane Ridge Farms, LLC of record in Instr: 20050307-0024928, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to notes on plat of record in Instr: 20050209-0015098, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easements of record in Instr: 20050209-0015098, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2548 Kanlow 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 GRANTERS 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 25th day of October, 2005

Greenvale Construction, LLC
By:
Chris Bratcher, Authorized Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Chris Bratcher as Authorized Agent of Greenvale Construction, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Authorized Agent of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 2005.

Dixie Seagraves
NOTARY PUBLIC

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-26-2005

LEGAL DESCRIPTION CONTINUATION

Subject to Easement to United Telephone Company of record in Instr: 20020123-0009340; Grant of Transmission Line Easement of record in Book 4428, Page 565, and Book 4420, Page 36; and Agreement for Dedication of Easement for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476, said Register's Office.