File No. 250300196

WARRANTY DEED

VANESSA E. ALLEN
STATE OF
My Commission Expires JULY 9, 2006

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 21ST DAY OF NOVEMBER, 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: 11/23/05 13:17 2 pgs
Fees:13.00 Taxes:550.93
20051123-0141909

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Dill	Brian C. Dill	PART OF 149-53
(NAME) 3269 Clapham Rd.	(NAME) 3269 Clapham Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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 Brian C. Dill, an unmarried person, 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 Lot No. 38, on the Final Plat, Highlands of Chelsea Village, Section Two, as shown by plat appearing of record in Instrument No. 20050615-0068393 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 Chelsea Village, LLC by Warranty Deed dated July 15, 2002 of record in Instrument No. 20020729-0090514 and being part of the same property further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed dated June 29, 2005 of record in Instrument No. 20050706-0077381, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 8082, Page 329, Book 8083, Page 386, Book 8842, Page 434, Instrument No. 20040930-0117682 and Instrument No. 20051005-0119856; By-Laws of record in Book 8082, Page 348; Articles of Incorporation of Homeowners' Association of record in Book 8813, Page 192; Deed of conveyance of record in Book 8127, Pages 873; Storm Water Detention Agreement of record in Instrument No. 20030226-0025748; all matters shown on the plan of record in Instrument No. 20050615-0068393; 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 3269 Clapham Rd., 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), 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 21st day of November, 2005.

Greenvale Construction, LLC

By: Chris Bratcher

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 21st day of November, 2005.

Commission expires: July 9, 2006

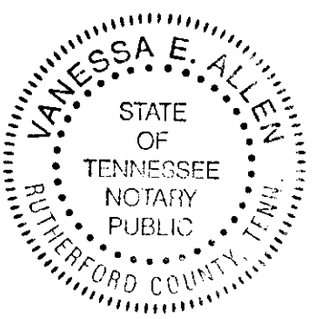
Vanessa E Allen

Vanessa E. Allen Notary Public

File Number: 250300196

RETURN TO:

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



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