WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2.20.06

(AFFIX SEAL)

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 12/12/05 14:01 2 pgs
Fees:13.00 Taxes:414.03

20051212-0149111

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

M-0219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deepak Oberoi	SunTrust Mortgage, Inc.	163-05-0-B-150.00
(NAME)	(NAME)	
5170 Hickory Hollow Parkway Unit 404	201 4th Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(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, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deepak Oberoi, a married man, 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 all of Unit No. 154 on the Plan of Master Deed Lot Layout (Private Element) Phase IV, Mill Park (formally Hickory Hollow Townhomes) as shown in Instrument No. 20031117-0167241 in the Register's Office for Davidson County Tennessee to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Vastland/Eatherly/McClung Development, a Tennessee Limited Liability Company dated April 14, 2005, of record in Instrument No. 20050427-0046816, Register's Office for Davidson County, Tennessee and previously conveyed to Vastland/Eatherly/McClung Development, LLC, a Tennessee limited liability company by Warranty Deed dated September 5, 1997 of record in Book 10638, Page 354 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 5170 Hickory Hollow Parkway Unit 404, 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 15th day of November, 2005.

Greenvale Construction, LLC

By: Chris Bratcher

Greenvale Construction, LLC

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 at office at Murfreesboro, Tennessee on this the 15th day of November, 2005.

Annemarie Cain

Notary Public

My Commission Expires: 2.20.06

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee