WARRANTY DEED

PAIGE B. MAVERICK
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 $152,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-23-2006

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/13/05 10:26 2 pgs
Fees:13.00 Taxes:562.40

20051213-0149456

M-0254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith L. Graham Jr	Guaranty Trust Company	Map/parcel: 14-07-0-C-030.00
(NAME)	(NAME)	
3316 Clapham Road	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 , a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith L. Graham Jr and Michelle D Graham, Husband and Wife, 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 all of Lot No 30 on the Final Plat, Highlands of Chelsea Village, Section Two, as shown by plat appearing of record 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 lots.

BEING part of the same property conveyed to Greenvale Construction, LLC , a Tennessee Limited Liability Company by Warranty Deed from Chelsea Village, LLC, a Tennessee limited liability company dated August 8, 2005, of record in Instrument number 20050819-0099026, Register's Office for Davidson County, Tennessee and being previously conveyed to Chelsea Village, LLC by Warranty Deed from Chelsea Development Corporation dated July 15, 2002 dated July 15, 2002 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 3316 Clapham Road, 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 9th day of December, 2005.

Greenvale Construction, LLC , a Tennessee Limited Liability Company

By: Chris Bratcher

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 9th day of December, 2005.

Notary Public

My Commission Expires: 5-23-2006

PAIGE B. MAYERCIK
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN
MY COMMISSION EXPIRES: MAY 23, 2006

RETURN TO:

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