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 $112,200.00

Jamie C Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2005.

Paige B. Mayercik
Notary Public

MY COMMISSION EXPIRES: 5-23-2006a
(AFFIX SEAL)

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

M-0288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie E. Phillips	America's Wholesale Lender	163-05-0-B-198.00CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway Unit 111	2375 N Glenville Dr RGV-B-195	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richardson, TX 75082	
(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 Jamie E. Phillips, a single woman and Amy Elizabeth Phillips _____, 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. 207 on the Plan of Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes) of record in Instrument No. 20050131-0011265 and Boundary Plat of record in Plat Book 9700, Pages 538-539 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 dated February 9 2005 from Vastland/Eatherly/McClung Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050222-0019148, Register's Office for Davidson County, Tennessee and being the same property previously conveyed to Vastland/Eatherly/McClung Development LLC, a Tennessee Limited Liability Company by Warranty Deed dated September 5, 1997 from J.D. Eatherly and wife, Daisy L. Eatherly 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 111, 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.

Davidson County DEEDWARR
Recvd: 12/14/05 13:33 2 pgs
Fees:13.00 Taxes:415.14
20051214-0150239

Witness my hand this 9th day of December, 2005.

Greenvale Construction, LLC

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.

Paige B. Mayerick
Notary Public

My Commission Expires: 5-23-2006

PAIGE B. MAYERICK
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