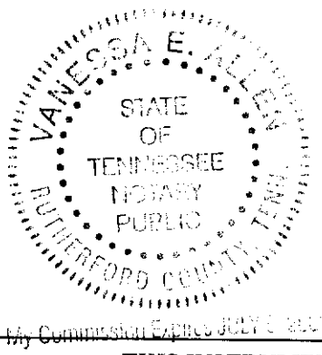
File No. 250602629

WARRANTY DEED



My Commission Expires JULY 9, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 9, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/05/06 11:06 2 pgs
Fees:13.00 Taxes:567.58

20060105-0001600

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1418 Kensington Sq. Ct., Bldg. F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny Karr	First Guaranty Mortgage Corporation	PART OF 174-00-0-017.00
(NAME)	(NAME)	
2712 Bison Ct.	8180 GReensboro Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	McLean, Virginia 22102	
(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 Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Penny Karr, a Family Trust, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 244, on the Plan of Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, 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 Cane Ridge Farms, LLC by General Warranty Deed dated April 13, 1999 of record in Book 11431, Page 163, and being part of the same property further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed dated March 16, 2005 of record in Instrument No. 20050321-0030443, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, and in Instrument No. 20041102-0131848; Charter for Homeowner's Association of record in Instrument No. 20010815-0088360 and in Instrument No. 20041210-0147105; Easement to United Telephone Co. of record in Instrument No. 20020123-0009340; Grant of Transmission Line Easement of record in Book 4428, Page 565 and in Book 4420, Page 36; Agreement for Dedication of Easement for Water Mains, Access road, power lines and appurtenances of record in Book 5078, Page 476; all matters shown on the plan of record in Instrument No. 20050209-0015098, 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 2712 Bison Court, 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), HER 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), HER 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 14th day of December, 2005.

Greenvale Construction, LLC, a Tennessee limited liability company

By: _____
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 Tennessee 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 14th day of December, 2005.

Commission expires: July 9, 2006

_____
Vanessa E. Allen Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 9, 2006

File Number: 250602629

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