WARRANTY DEED

PAIGE B. MAYERICK 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 $178,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/23/06
(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: 01/11/06 11:15 2 pgs
Fees:13.00 Taxes:661.93

20060111-0004212

M-0289

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deby E. Thomas	SunTrust Mortgage, Inc.	164-08-0-B-020.00 CO
(NAME) 1041 Lakewalk Dr.	(NAME) 201 4th Avenue North, 7th Floor	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deby E. Thomas and Desmond P Thomas, Wife and Husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 71 on the plan of Section One Lakewalk of record in Instrument No. 20050128-0010429 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 by Warranty Deed from Global Development, Inc dated June 7, 2005, of record in Instrument No. 20050621-0071294, Register's Office for Rutherford County, Tennessee and being previously conveyed to Global Development Inc. by Quitclaim Deed from Jack Williams Construction Co Inc. dated June 7, 2005 of record in Instrument No. 20050621-0071293 in said Register's Office and being previously conveyed to Jack Williams Construction Company, Inc. by Warranty Deed from Engles Johnson Pope and wife, Nancy Mitchell Pope and James Edward Pope and wife, Nancie Calvin Pope and William Thomas Pope and wife, Andrea Threet Pope dated April 2, 2003 of record in Instrument No. 20030403-0044220 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 1041 Lakewalk Dr., 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 30th 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 30th day of December, 2005.

Paige B. Mayercik
Notary Public

My Commission Expires: 5/23/06

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