WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/06 11:29 2 pgs
Fees:13.00 Taxes:650.83
20060111-0004228

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-20-06
(AFFIX SEAL)

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

M-0271

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Walker	SunTrust Mortgage, Inc.	164-08-0-B-028.00 CO
(NAME)	(NAME)	
1056 Lakewalk Drive	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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle Walker, an unmarried person and Patricia Dawn Walker, unmarried, 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. 89 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 legal description.

Being a 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 in the Register's office for Davidson 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, Nancy Calvin Pope and William Thomas Pope and wife, Andrea Threet Pope dated April 2nd, 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 1056 Lakewalk Drive, 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 21st day of December, 2005.

Greenvale Construction, LLC

By _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Batcher 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 Batcher as such Member .

Witness my hand and official seal at office at Murfreesboro, Tennessee on this the 21st day of December, 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
125 River Rock Blvd Ste B
Murfreesboro, Tennessee 37128