WARRANTY DEED

PAIGE B. MAYERCIK NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

MY COMMISSION EXPIRES: MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/23/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC

Murfreesboro, Tennessee

M-0339

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdulkerim A. Idris	Abdulkerim A. Idris	149-07-0-C 049.00
(NAME)	(NAME)	
3317 Clapham Road	3317 Clapham Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN. 37013	Antioch, TN 37013	
(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 Abdulkerim A. Idrisan unmarried person, 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 49 on the plan of 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 June 29, 2005, of record in Instrument number 20050706-0077381, 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 of record in Instrument No. 20020729-0090514 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 3317 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 10th day of February, 2006.

Greenvale Construction LLC

By:

Chris Bratcher, Member

Davidson County DEEDWARR
Recvd: 02/15/06 11:17 2 pg
Fees:13.00 Taxes:591.63

20060215-0018232

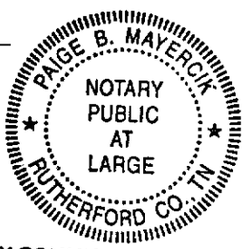
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 to be the Member respectively of Greenvale Construction, LLC the within named bargainor, and corporation, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Chris Bratcher as such Member .

Witness my hand and official seal at office at Antioch, Tennessee on this the 10th day of February, 2006.

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES:
MAY 23, 2006

RETURN TO:

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