File No. 260100828

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/06 11:34 2 pgs
Fees:13.00 Taxes:658.23

20060215-0018279

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2006.

Notary Public

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

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
Guadalupe Martinez	Bank of America, 133	P/O 164-00-0-204.00
(NAME)	(NAME)	
1037 Lakewalk Dr.	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jacksonville, FL 32256	
(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, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guadalupe Martinez, an unmarried person, 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. 70, on the Plan of Final Plat Section One Lakewalk, as shown by plat appearing of record in Instrument number 200501280010429, 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 Jack Williams Construction Company, Inc., by Warranty Deed dated 4/2/2003 of record in Instrument number 200304030044220, and being part of the same property further conveyed to Global Development, Inc. by Quit Claim Deed dated 6/7/2005 recorded in Instrument number 200506210071293, and being part of the same property further conveyed to Greenvale Construction, LLC by Warranty Deed dated 6/7/05 of record in Instrument number 200506210071294, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument number 200501270010145; By-Laws of record in Instrument number 200501280010524; Home Owners Association of record in Instrument number 200501250009336;Storm Water Detention Agreement, of record in Instrument number 200402090015320;Transmission Line Easement of record in Book 4425, Page 575, All matters shown on the plan of record in Instrument number 200501280010429,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 1037 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 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 6th day of February, 2006.

Greenvale Construction LLC

By: _____

Chris Bratcher, Authorized Agent

Attest: _____

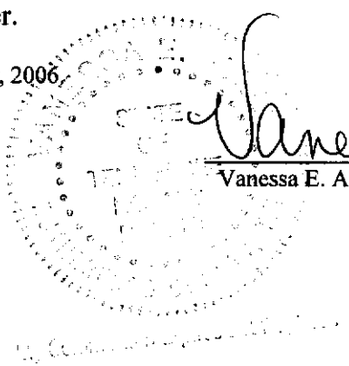
STATE OF TENNESSEE

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 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 6th day of February, 2006.

Commission expires: July 9, 2006



Vanessa E. Allen Notary Public

File Number: 260100828

RETURN TO:

Southern Title Services

1418 Kensington Sq. Ct., Bldg. F

Murfreesboro, TN 37130