Being re-recorded to correct derivation clause.

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 $150,900.00

Affiant

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

Paige B. Mayercik
Notary Public

MY COMMISSION EXPIRES: 5/23/06
(AFFIX SEAL)

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

M-0353

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattie Lou Jackson	Mattie Lou Jackson	149-07-0-C 050.00
(NAME)	(NAME)	
3321 Clapham Road	3321 Clapham Rd.	
(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 Mattie Lou Jackson, a single woman HEREINAFTER CALLED THE GRANTEE, 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. 50 on the plan of Highlands of Chelsea Village, Section Two, as shown by plat appearing of record Instrument No. 20050615-0068393 of the said 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 Chelsea Village, LLC by Warranty Deed dated July 15, 2002 of record in Instrument No. 2002729-0090514 in the Register's Office for Davidson County, Tennessee and further conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed dated October 10, 2005 from Chelsea Village, LLC, a Tennessee limited liability company dated October 10, 2005, of record in Instrument No. ~~*20050706-0077381~~, said Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

***20051018-0125514**

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 3321 Clapham Rd., 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 11:35 2 pg
Fees:13.00 Taxes:558.33
20060215-0018285

Davidson County DEEDWARR
Recvd: 04/19/06 15:17 2 pgs
Fees:12.00 Taxes:0.00
20060419-0045014

RE-RECORD

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 the 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 Greenvale Construction, LLC 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: 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
Murfreesboro, Tennessee