WARRANTY DEED

DANIELLE MARIE CRANE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

My Commission Expires JUNE 21, 2009

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
50% Linda Benecke, 25% Gregory Benecke and 25% Shannon Hiner	Suntrust Mortgage, Inc.	0163050B19100CO
(NAME) 5170 Hickory Hollow Parkway #108	(NAME) 201 4th Ave. North, 6th Floor	Davidson County DEEDWARR Recvd: 08/02/06 12:23 2 pgs Fees:13.00 Taxes:424.76
(ADDRESS) Antioch,TN,37013	(ADDRESS) Nashville, TN 37219	20060802-0094100
(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 liabililty company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 50% Linda Benecke, 25% Gregory Benecke and 25% Shannon Hiner, 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 Unit No. 199 on the Plan of Exhibit "A" Master Deed Lot layout (Private element), Phase V, Mill Park)formerly Hickory Hollow Townhomes) as shown by plat appearing of record in Plat Instrument No. 200501310011265, of the Regiter's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said unit.

Being the same property conveyed to Greenvale Construction, LLC from Vastland / Eatherly/ McClung Development, LLC a tennessee limited liabilty company dated 05/18/05 and recorded on 06/02/05 of record in Instruemnt No. 20050602-0062511 Register's Office for Davidson County.

All matters shown on the plan of record in Plat at 20050131-0011265; Declarations and Covenants, Conditions and Restriction and By-Laws at 10717/425, 11167/757 and 2005131-0011265; Amendment to By-Laws at 11167/57; Charter for HOA at 10719/419; Storm Water Detention Agreement at 10506/278; subject to Boundary Plat at 9700/538; Easement to Bell South at 11378/991; Quitclaim to HOA for common areas at 11221/249; all in the Register's Office for Davidson, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5170 Hickory Hollow Parkway #108, 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 July, 2006.

Greenvale Construction, LLC

BY: Chris Bratcher, Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Chris Bratcher, Authorized Agent 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 Tennessee Limited Liability Company, the within named bargainor, and that he a 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.

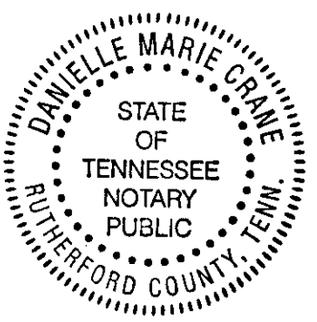
Witness my hand and official seal at this 21st day of July, 2006.

Commission expires:

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130



My Commission Expires JUNE 21, 2009