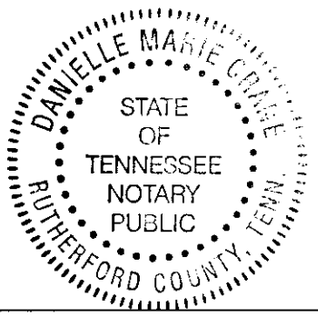
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

My Commission Expires JUNE 21, 2009

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
Sterling Lance, a married man	Suntrust Mortgage, Inc.	165-00-0-009.00
(NAME)	(NAME)	
3748 Grace Falls	201 4th Ave. North, 6th Floor	
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/06 13:39 2 pgs
Fees:13.00 Taxes:684.13
20060802-0094111

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, I/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 Sterling Lance, a married man, 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 Lot No. 116 on the Plan of Final Plat, Section One, Hamilton Chase, as shown by plat appearing of record in Instrument# 20051025-0128977, corrected at Instrument Number 20051031-0131297 and 20051031-0131368, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greenvale Construction, LLC, from T.F. Homes, LLC dated 11/01/05 and recorded on 11/08/05 of record in Instrument No. 20051108-0135213, Register's Office for said County.

Declaration of Covenants, Conditions, and Restrictions and By-laws of record in Instrument No. 20050728-0087946, and 20051031-0131315; Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248; Storm Water Detention Agreement of record in Instrument No. 20040102-0000420; All matters of record on the plat of record in Instrument No. 20051025-0128977, and corrected in Instrument No. 20051031-0131297 and 20051031-0131368, said Register's office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3748 Grace Falls, 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 14th day of July, 2006.

Greenvale Construction, LLC

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 14th day of July, 2006.

Commission expires:

Danielle Marie Crane

Notary Public

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires JUNE 21, 2009

RETURN RECORDED DOCUMENTS TO:

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