WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 13:09 2 pgs
Fees:13.00 Taxes:531.85

20060803-0094794

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,742.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

NOTARY PUBLIC (AFFIX SEAL)

MANDY MEYER
NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLCAT
1418 Kensington Sq. CtLARGE
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Rumohr	Mortgage Store Financial Inc	
(NAME)	(NAME)	
780 Dover Glen Dr.	707 Wilshire Blvd	149-7-C-61
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Los Angeles CA 90017	
(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, 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 Paul Rumohr, 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. 61, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument No. 20040616-0071117, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a 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 dated 02/25/05, of record in Instrument No. 20050301-0022290, Register's office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20040930-0117682, Book 8082, Page 329, Book 8083, Page 386 and Book 8842, Page 434; Charter for Homeowners Association of record in Book 8813, Page 192, Storm Water Detention Agreement of record in Instrument No. 20030226-0025748 and 20040309-0026802; All matters shown on the plat of record in Instrument No. 20040616-0071117; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 780 Dover Glen 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 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 27th day of July, 2006.

Greenvale Construction, LLC

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 27th day of July, 2006.

Commission expires:

Notary Public

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

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