WARRANTY DEED

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
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 $215,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 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
Jonathan Robert Soulier, married	Southstar Funding, LLC	174-11-0-A-369.00-CO
(NAME)	(NAME)	
2565 Kanlow Drive	400 Northridge Rd., Ste 1000	
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Atlanta, GA 30350	
(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 Jonathan Robert Soulier, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 286 on the Final Plat of Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument No. 20050209-0015098, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lots.

Being a part of the same property conveyed to Greenvale Construction, LLC, a TN Limited liability company, by Warranty Deed dated 02/25/05, and recorded in Instrument No. 20050308-0025484, Register's office of Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and by-laws of record in Instrument No. 20000905-0087103, 20001204-0119093, 20010815-0088370, and 20041102-0131848, said Register's office.; Charter of Homeowners' Association of record in Instrument No. 20010815-0088360 and 20041210-0147105, said Register's office.; Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's office.; Grant of Transmission Line Easement of record in Book 4428, Page 565, and Book 4420, Page 36, said Register's Office.; Easement for water mains, access road, power lines and appurtenances of record in Book 5078, page 476, said Register's Office.; All matters shown on the plat of record in Instrument No. 20050209-0015098; all in the Register's Office for Davidson, Tennessee.

unimproved ☐
This is improved ■ property, known as 2565 Kanlow Drive, 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.

Davidson County DEEDWARR
Recvd: 08/15/06 13:15 2 pgs
Fees:13.00 Taxes:798.83
20060815-0100388

Witness my hand this 2nd day of August, 2006.

Greenvale Construction, LLC

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 2nd day of August, 2006.

Commission expires:

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