WARRANTY DEED

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Tracie Diane Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2006.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7-18-2010
(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
Tracie Diane Thomas, married	First Franklin, a Division of	174110A39100CO
(NAME)	(NAME)	
3121 Skinner Drive	320 Seven Springs Way, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Brentwood, TN 37027	
(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 Tracie Diane Thomas, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot NO. 348 on the Final Plat, 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 lot.

Being a portion of the same property conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 06/070/5 of record in Instrument No. 20050617-0069339, Register's Office for Davidson County, Tennessee.

Declaration of Covenant Conditions, Restrictions and Bylaws of record in Instrument no. 20000905-0087103, 20001204-00119093, 200108150088370 and 20041102131848; Charter for HOA of record in Instrument no. 200108150088360 and 200412100147105; Agreement for Dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, Page 476; Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36; Easement to United Telephone Company of record in Instrument no. 20020123-0009340; All matters shown on the plat of record in Instrument No. 20050209-0015098; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3121 Skinner 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: 12/22/06 13:10 2 pgs
Fees:13.00 Taxes:669.70
20061222-0158458

Witness my hand this 18th day of December, 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 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 18th day of December, 2006.

Commission expires: 7-18-2010

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

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