File No. 261201022

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 10:49 2 pgs
Fees:13.00 Taxes:5620.30

20070117-0006743

YOLONDA VELLEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,519,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 21, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenvale Construction, LLC	Greenvale Construction, LLC	P/O 086-00-0-099.00
(NAME) 1418 Kensington Sq. Ct., Bldg. A	(NAME) 1418 Kensington Sq. Ct., Bldg. A	P/O 086-00-0-097.00
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Prime Developers, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greenvale Construction, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114, on the Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision", as shown by plat appearing of record in Instrument No. 20060905-0109478, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Universal Builders, LLC, a Tennessee limited liability company by Warranty Deed dated April 23, 2003 of record in Instrument No. 20030424-0054950 and being part of the same property conveyed to Universial Builders, LLC, a Tennessee limited liability company (aka Universal Builders, LLC) by Warranty Deed dated June 29, 2004 of record in Instrument No. 20040630-0077759 , Register's Office for Davidson County, Tennessee. Said property was further conveyed to Prime Developers, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No 20070117-0006742, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060627-0076734; Storm Water Detention Agreement of record in Instrument No. 20031106-0162953; All matters shown on plat of record in Plat Instrument No. 20060905-0109478, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 31 lots in Tulip Grove Pointe, Hermitage, TN 37076
(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 GRANTEE, ITS SUCCESSORS and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, ITS SUCCESSORS 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 our hands this 10th day of January, 2007.

Prime Developers, LLC

By: _____

Robert E. Earheart, Jr., Chief Manager

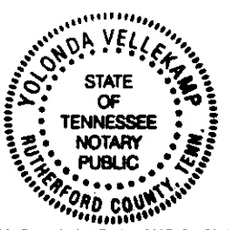
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Robert E. Earheart, Jr., 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 Chief Manager of Prime Developers, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager , as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 10th day of January, 2007.

Commission expires: March 21, 2010



My Commission Expires MAR. 21, 2010

_____

Yolonda Vellekamp Notary Public

File Number: 261201022

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129