Davidson County DEEDWARR
Recvd: 06/13/07 12:24 2 pgs
Fees:13.00 Taxes:3463.20
20070613-0070909

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $936,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of May, 2007.

Notary Public

My Commission Expires: March 21, 2010

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Greenvale Construction, LLC
1418 Kennsington Court, Building A
Murfreesboro, TN 37130
SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

P/O 149-00-0-371.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Danco Property Investments, LLC, a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to Greenvale Construction, LLC, a Tennessee limited liability company, hereinafter referred to as Grantees, their heirs 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. 137,138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 161, 166, 167, 168, 193, on the Plan of Phase Six, Cambridge Forest, as shown by plat appearing of record in Instrument No. 20070430-0051165, 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 Danco Property Investments, LLC by Warranty Deed dated September 29, 1999 of record in Book 11680, Page 863, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Instrument No. 20020221-0022797, Instrument No. 20061025-0132073, and Instrument No. 20070409-0041417; Charter of Homeowners' Association of record in Book 10343, Page 769; Subject to the hazardous Substances Certificate and Indemnity Agreement of record in Instrument No. 20050413-0041295; all

matters shown on plat of record in Instrument No. 20070430-0051165; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is unimproved property known 137,138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 161, 166, 167, 168, 193, Phase Six, Cambridge Forest, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 21st day of May, 2007.

Danco Property Investments, LLC

By: _____

Austin Daniel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Austin Daniel 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 Managing Member of Danco Property Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as 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 this 21st day of May, 2007.

_____
Notary Public

My Commission Expires: 10-12-08

