WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Danielle Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2007.

Vanessa E Miller
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
Keith C Diehl, an unmarried man and Stephen M Cannon, an unmarried man	Wachovia Mortgage Corporation	164-07-0-A-092.00-CO
(NAME) 140 Grovedale Trace	(NAME) 1100 Corporate Center Drive	Davidson County DEEDWARR Recvd: 06/22/07 10:19 2 pgs Fees:13.00 Taxes:619.75
(ADDRESS) Antioch,TN,37013	(ADDRESS) Raleigh, NC 27607	20070622-0074677
(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 Keith C Diehl, an unmarried man and Stephen M Cannon, an unmarried man, 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. 300, on the Plan of the Final Plat, Section One, Harvest Grove, as shown by plat appearing of record in Instrument No. 20060726-0090037 and amended in 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Global Development, Inc, by Quitclaim Deed dated 04/09/03 of record in Instrument No. 20030414-0049117 and being further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 08/09/06 of record in Instrument No. 20060815-0100390, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument No. 20070220-0020794; Restrictive Covenants of record in Instrument No. 20060628-0077382; Charter of Harvest Grove HOA of record in Instrument No. 20060519-0059378; All matters shown on the plat of record in Instrument NO. 20060726-0090037 as amended in 20061116-0142300; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 140 Grovedale Trace, 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 14th day of June, 2007.

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 Batcher 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 14th day of June, 2007.

Commission expires: 7-18-2010

Notary Public

RETURN RECORDED DOCUMENTS TO:

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