WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/07 10:02 2 pgs
Fees:13.00 Taxes:666.00
20070823-0100727

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-18-2010

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
Greenvale Construction, LLC, a Tennessee limited liability company	SAME	P/O 174-11-0-A-496.00 P/O 174-11-0-A-497.00 P/O 174-11-0-A-547.00 P/O 174-11-0-A-549.00
(NAME)	(NAME)	
1418 Kensington Sq. Ct. Bldg A		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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, Cane Ridge Farms, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greenvale Construction, LLC, a Tennessee limited liability company, 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 Nos. 47, 48, 126 and 128 of Cane Ridge Farms Subdivision, Phase 3, Section 1, as shown on Plat of Record in Instrument No. 20070703-0079200, in the Register's Office of Davidson county, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Cane Ridge Farms, LLC, a Tennessee limited liability company, by Warranty Deed dated 04/13/99, of record in Book 11431, Page 163, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20000905-0087103 as amended in 20001204-0119093, 20010815-0088370 and 20041102-0131848; Detention Maintenance Agreement of record in Instrument No. 20070130-0012097, 20050825-0101604; ROW of record in 20060607-0067535; Homeowner's Charter of record in 20010815-0088360; All matters shown on the plat of record in Instrument No. 20070703-0079200 (per plat, this 'supersedes, vacates and voids plat of record in Instrument No. 20070525-0062643); all in the Register's Office for Davidson County, Tennessee.

unimproved X
This is improved property, known as Lots 128, 126, 47 and 48 Cane Ridge, 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 31st day of July, 2007.

Cane Ridge Farms, LLC

Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Shane McFarland 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 Cane Ridge Farms, 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 31st day of July, 2007.

Commission expires: 9-18-2010

Notary Public

RETURN RECORDED DOCUMENTS TO:

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds