WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Affiant

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

Notary Public

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

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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
Daniel C. Swinton, married	Guaranty Trust Company,	174110A43000CO
(NAME)	(NAME)	
3171 Skinner Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/23/07 10:03 2 pgs
Fees:13.00 Taxes:636.03

20070823-0100730

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 Daniel C. Swinton, 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:

Land in Davidson County, Tennessee, being all ot Lot No 386, on the Final Plat Cluster-Lot Subdivision Cane Ridge Farms, Phase six, Section two, as shown by plat appearing of record in Instrument No. 20060216-0018813, re-recorded in Instrument No. 20060531-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Cane Ridge Farms, LLC, by Warranty Deed dated 04/13/99 of record in Book 11431, Page 163, and being further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 01/31/07 of record in Instrument No. 20070202-0013853, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions and by-law of record in Instrument No. 20000905-0087103, 20001204-0119093, 20010815-0088370 and 20041102-0131848; Charter of Homeowner's Association of record in Instrument No. 20010815-0088360 and 20041210-0147105; Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36; Water Main Easement of record in Book 5078, Page 476; Easement to United Telephone Company of record in Instrument No. 20020123-0009340 and 20060607-0067535; All matters shown on the plat of record in Instrument No. 20060216-0018813 and re-recorded in 20060531-0063598; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3171 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.

Witness my hand this 14th day of August, 2007.

Greenvale Construction, LLC

~~Authorized Agent~~

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 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 August, 2007.

Commission expires:

7-18-2010

Vanessa Eallen

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

Bill Garrett
Davidson County Register of Deeds