# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2007.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 7/18/2010

Davidson County DEEDWARR
Recvd: 11/06/07 14:13 2 pgs
Fees:13.00 Taxes:770.71

20071106-0131044

**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 |
|---|---|---|
| Michael A. Minggia | Taylor, Bean, &Whitaker | 086-12-0-A-023.00 |
| (NAME) | (NAME) | |
| 132 Tulip Grove Pointe | 1417 N. Magnolia Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage,TN,37076 | Ocala, FL 34475-9078 | |
| (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 Michael A. Minggia,_____ 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. 106, Final Plat revision of Sec 1, Tulip Grove Pointe, as shown by plat appearing of record in Instrument No. 20060905-0109478, 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 Universal Builders, LLC, by Warranty Deed dated 06/29/04 of record in Instrument No. 20040630-0077759, and being further conveyed to Prime Developers, LLC, by Quitclaim Deed dated 01/10/07 of record in Instrument No. 20070117-0006742 and being further conveyed to Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 01/10/07 of record in Instrument No. 20070117-0006743, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument No. 20070420-0047318; Restrictions of record in Instrument No. 20060627-0076734; Stormwater Detention agreement of record in Instrument No. 20031106-0162953; All matters shown on the plat of record in Instrument No. 20060905-0109478; all in the Register's Office for Davidson County, Tennessee; .

unimproved ☐
This is improved ☒ property, known as 132 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 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 . 24th day of October, 2007

Authorized Agent for Greenvale Construction, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Chris Bratcher 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 . 24th day of October, 2007

Commission expires:

1-18-2010

Vanessa E. Allen

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

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