WARRANTY DEED



STATE OF TENNESSEE
COUNTY RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Diana Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2007.

Vanessa Allen
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
Greenvale Construction, LLC, a Tennessee limited liability company	SAME	174-11-0-A-487.00CO
(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, I/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 no. 38 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 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 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.

Declaration of covenants, conditions and restrictions and by-law of record in Instrument No. 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20060112-0004819 and 20041102-0131848; Charter of Homeowner's Association of record in Instrument No. 20010815-0088360; Transmission Line Easement of record in Book 4428, Page 565 and Book 5078, Page 476; Easement to United Telephone Company of record in Instrument No. 20020123-0009340, 20070130-0012097, 20050825-0101604, 20060607-0067535, 20060927-0119247 and 20060607-0067535; Conveyance of Common Areas of record in Instrument No. 20010815-0088361; All matters shown on the plat of record in Instrument No. 20070703-0079200 (per plat, this supersedes, vacates and voids plat of record in 20070525-0062643; all in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property, known as Lot 38 Cane Ridge, Cane Ridge,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.

Davidson County DEEDWARR
Recvd: 11/14/07 11:54 2 pgs
Fees:13.00 Taxes:166.50
20071114-0133596

Witness my hand this 18th day of October, 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 18th day of October, 2007.

Commission expires:

7-18-2011

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

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