WARRANTY DEED

File #07120749

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2008.

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
Joseph Nixon and Laura Nixon, husband and wife	JP Morgan Chase Bank NA	174-11-0-A-427.00-CO
(NAME)	(NAME)	
2408 Haskell Drive	1901 Roxborough Rd. Ste 406	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28211	
(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 Joseph Nixon and Laura Nixon, husband and wife, 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. 389, on the Final Plat Cluster-Lot Subdivision Cane Ridge Farms, Phase Six, Section Two, as the same appears of record in Instrument No. 20060216-0018813, and re-recorded in Instrument No. 20060531-0063598, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being part of the same property conveyed to Greenvale Construction, LLC by deed from Cane Ridge Farms, LLC, dated 2/23/06, of record in Instrument No. 20060301-0023551, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20060216-0018813 and re-recorded in Instrument No. 20060531-0063598, said Register's Office.; Declarations of Covenants, Conditions and Restrictions and By-Laws as of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20041102-0131848, said Register's Office.; Homeowner's Association Charter of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105, said Register's Office.; Transmission Line Easement as of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.; Water Main Easement as of record in Book 5078, Page 4766, said Register's Office.; Easement to United Telephone Company as of record in Instrument No. 20020123-0009340, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2408 Haskell 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.

Davidson County DEEDWARR
Recvd: 01/22/08 10:20 2 pgs
Fees:13.00 Taxes:739.63
20080122-0006343

Witness our hands this 15th day of January, 2008.

Greenvale Construction, LLC, a Tennessee limited liability company

BY: _____

Shane McFarland, 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 15th day of January, 2008.

Commission expires: 1-18-2010

Notary Public

RETURN RECORDED DOCUMENTS TO:

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