# WARRANTY DEED

File #08010790

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Jakira B. Surles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2008.

Vanessa E 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 |
|---|---|---|
| Jakira B. Surles and Terrence C. Surles, wife and husband | Franklin American Mortgage | 164-08-0-B-046.00-CO |
| (NAME) 1229 Maritime Port | (NAME) 501 Corporate Centre Drive, Ste 400 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Franklin, TN 37067 | |
| (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, Greenvale Construction, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Jakira B. Surles and Terrence C. Surles, wife and husband, 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. 9, on the plan of Final Plat of Lakewalk, Section Two, as the same appears of record in Instrument No. 200602090016039, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jack Williams Construction Company, Inc. by deed from Engles Johnson Pope and wife, Nancy Mitchell Pope; and James Edward Pope and wife, Nancie Calvin Pope; and William Thomas Pope and wife Andrea Threet Pope, dated 04/02/03, of record in Instrument No. 20030403-0044220 and being further conveyed to Global Development, Inc. by Quitclaim Deed from Jack Williams Construction Company, Inc., dated 05/25/06, of record in Instrument No. 20060602-0065167, and being further conveyed to Greenvale Construction, LLC by deed from Global Development, Inc., dated 05/25/06, of record in Instrument No. 20060602-0065168, said Register's Office.

This conveyance is subject to: Restrictions of record in Instrument No. 20050127-0010145; Homeowner's Association Charter of record in Instrument No. 20050125-0009336; By-Laws in Instrument No. 20050128-0010524; Quitclaim Deed of Common Area of record in Instrument No. 20060907-0110530; any and all matters per plat of record in Instrument No. 20060209-0016039, all of said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1229 Maritime Port, 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: 02/26/08 11:54 2 pgs
Fees:13.00 Taxes:499.50
20080226-0018778

Witness our hands this 22nd day of February, 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 22nd day of February, 2008.

Commission expires: 7-18-2010

Vanessa E Allen
Notary Public



RETURN RECORDED DOCUMENTS TO:

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