WARRANTY DEED

File #08030882

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 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
Angel Alberto Ramos, married and Gissele Marie Zabala, married	Guaranty Trust Company	149-15-0-A-493.00-CO
(NAME) 1744 Bridgecrest Drive	(NAME) 316 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(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 Angel Alberto Ramos, married and Gissele Marie Zabala, 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:

Being Lot No. 153, on the plan of Plan of Phase Six, Cambridge Forest, as the same appears of record in Instrument No. 20070430-0051165, 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 Greenvale Construction, LLC by deed from Danco Property Investments, LLC, dated 05/21/07, of record in Instrument No. 20070613-0070909, said Register's Office.

This conveyance is subject to: Plat of record in Instrument No. 20070430-0051165; Restrictions of record in Instrument No. 20020221-0022797, Instrument No. 20061025-0132073, Instrument No. 20070409-0041417, and Instrument No. 20050413-0041295; Easements of record in Book 1207, Page 529, Book 6881, page 320, Book 1147, page 148, Book 7453, page 445, Book 8795, page 158, Book 7632, page 962 and Book 11680, Page 863; Homeowner's Association Charter in Book 10343, Page 769, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1744 Bridgecrest 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: 04/18/08 10:08 2 pg:
Fees:13.00 Taxes:661.93
20080418-0039392

Witness our hands this 8th day of April, 2008.

Greenvale Construction, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mark Thomason 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 8th day of April, 2008.

Commission expires: 7-18-2010

Notary Public

Rutherford County Vanessa E. Allen State of Tennessee Notary Public

RETURN RECORDED DOCUMENTS TO:

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