Davidson County DEEDWARR
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Fees:13.00 Taxes:166.50

20080429-0043522

File No. 280400300

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: March 20, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenvale Construction, LLC	Greenvale Construction, LLC	P/O 174-00-0-214.00
(NAME)	(NAME)	
1418 Kensington Square Court, Bldg. A	1418 Kensington Square Court, Bldg. A	
(ADDRESS)	(ADDRESS)	
Murfreesboro, Tennessee 37130	Murfreesboro, Tennessee 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , Cane Ridge Farms, LLC, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Greenvale Construction, LLC, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 93, on the Plan of First Amendment Cane Ridge Farms Phase Three Section One, as shown by plat appearing of record in Instrument No. 20070703-0079200, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Cane Ridge Farms, LLC by Warranty Deed dated April 13, 1999 of record in Book 11431, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Law of record in Instrument Number 20000905-0087103, Instrument Number 20001204-0119093, Instrument Number 20010815-0088370 and Instrument Number 20041102-0131848; Charter of Homeowners' Association of record in Instrument Nos. 20010815-0088360 and 20041210-014710; Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36; Water Main Easement of record in Book 5078, Page 476; Easement to United Telephone Company of record in Instrument Nos. 20020123-0009340 and 20060607-0067535; All matters shown on plat of record in Instrument Number 20060216-0018813, re-recorded in Instrument Number 20060531-0063598 and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lot 93, Cain Ridge, Nashville, TN
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 18th day of April, 2008.

Cane Ridge Farms, LLC

By:
Mark Thomason, Chief Manager

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 Chief Manager of Cane Ridge Farms, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager , as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager .

Witness my hand at office this 18th day of April, 2008.

Commission expires: March 20, 2011

Lynn F. Vaught

Lynn F. Vaught Notary Public

File Number: 280400300

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129