WARRANTY DEED

File #08040944

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 $168,900.00

Affiant

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

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 1-18-2010
(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
Frank N. Caruso and Maryna Caruso, husband and wife	JPMorgan Chase Bank, N.A.	174-11-0-A-552.00-CO
(NAME)	(NAME)	
2025 Leefield Drive	1901 Roxborough Rd. Suite 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 Frank N. Caruso and Maryna Caruso, 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. 131, on the plan of Final Plat of Cane Ridge Farms Subdivision, Phase Three, Section One, as the same appears of record in Instrument No. 20070703-0079200, 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 Cane Ridge Farms, LLC, dated 07/10/07, of record in Instrument No. 20070730-0089950, said Register's Office.

This conveyance is subject to: Restrictions of record in Instrument No. 20000905-0087103 amended in 2001204-0119093, 20010815-0088370, 20040319-0031603 and 20041102-0131848; Detention Maintenance Agreement of record in Instrument No. 20070130-0012097 and 20050825-0101604; ROW at 20060607-0067535; Easement to United Telephone Company to Construct and Maintain a Remote Terminal Cabinet in Instrument No. 20020123-0009340; Easement for Transmission Line in Book 4428, Page 565; Easement for Utilities in Book 5078, Page 476; Conveyance of Common Areas of record in Instrument No. 20010815-0088361; Homeowner's Charter of record in 20010815-0088360; All matters shown on the plat of record in Instrument No 20070703-0079200 (per plat, this 'supersedes, vacates and voids plat at 20070525-0062643);; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2025 Leefield 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: 06/05/08 09:47 2 pgs
Fees:13.00 Taxes:624.93
20080605-0057754

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

Greenvale Construction, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Shane M Faulcon 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 May, 2008.

Commission expires: 7-18-2010

Vanessa E Allen

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

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