File No. 281200748

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 23RD DAY OF DECEMBER, 2008.

Notary Public

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

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 01/20/09 09:59 2 pgs
Fees:13.00 Taxes:166.50
20090120-0004523

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	174-11-OA-489.00CO
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cane Ridge Farms, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Greenvale Construction, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors 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 Lot No. 40, First Amendment Cane Ridge Farms, Phase Three Section One, as shown on plat of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Cane Ridge Farms LLC a Tennessee Limited Liability Company by Special Warranty Deed from J L Investments LLC, a Tennessee Limited Liability Company of record in Book 11431, Page 163 on 04/13/1999 and filed for record on 04/14/1999, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Instrument No. 20070703-0079200; Restrictions of record in Instrument No. 20000905-0087103, Instrument No. 20010815-0088370, Instrument No. 20041102-0131848; Transmission Easement of record in Book 4420, Page 36; Transmission Easement of record in Book 4428, Page 565; Utility Easement of record in Instrument No. 20020123-0009340; Storm Water Easement of record in Instrument No. 20050825-0101604; Charter of Homeowner's Association as shown of record in Instrument No. 20010815-0088360, all of 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 109 Hearthside Way, 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 GRANTEE, its successors and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 23rd day of December, 2008.

Cane Ridge Farms, LLC

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 Cane Ridge Farms, LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 23rd day of December, 2008.

Commission expires: March 20, 2011

Lynn F. Vaught Notary Public

File Number: 281200748

RETURN TO:

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

