WARRANTY DEED

File #08121243

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

Vanessa E. Allen Rutherford County STATE OF TENNESSEE NOTARY PUBLIC

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
Maria C. Bacerra and Marvin J. Bacerra, wife and husband	Guaranty Trust Company	086-12-0-A-030.00-CO
(NAME)	(NAME)	
104 Tulip Grove Pointe	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, 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 Maria C. Bacerra and Marvin J. Bacerra, 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. 113, Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision", as the same appears of record in Instrument No. 20060905-0109478, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by deed from Prime Developers, LLC, a Tennessee Limited Liability Company, dated 1/10/07, of record in Instrument No. 20070117-0006743, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20060905-0109478, said Register's Office.; Restrictive Covenants as of record in Instrument No. 20060627-0076734, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20031106-0162953, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 104 Tulip Grove Pointe, Hermitage,TN,37076

(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: 03/04/09 11:56 2 pgs
Fees:13.00 Taxes:735.93
20090304-0019208

Witness our hands this 27th day of February, 2009.

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 27th day of February, 2009.

Commission expires: 7-18-2010

_____
Notary Public

Vanessa E. Allen
Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

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