# WARRANTY DEED

File #09011291

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(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 |
|---|---|---|
| Noly Phetvixay, a single woman | Peoples Home Equity | 174-11-0-A-398.00-CO |
| (NAME) | (NAME) | |
| 3149 Skinner Dr. | 2672 North Mt. Juliet Road | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Mt. Juliet, TN. 37122 | |
| (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 Noly Phetvixay, a single woman, 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. 341, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1, as the same appears of record in Instrument No. 20060531-0063598, 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, a Tennessee limited liability company by deed from Cane Ridge Farms, LLC, a Tennessee limited liability company, dated 09/13/07, of record in Instrument No. 20071019-0124246, said Register's Office.

This conveyance is subject to: Restrictions of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20060112-0004819; By-Laws of record in Instrument No. 20060112-0004819; Detention Maintenance Agreement of record in Instrument No. 20070130-0012097 and Instrument No. 20050825-0101604; Right-of-Way Easement to United Telephone Company at Instrument No. 20060607-0067535; Easement to United Telephone Company in Instrument No. 20020123-0009340; Easements of record in Instrument No. 20060927-0119247 and Instrument No. 20060607-0067535; 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; Charter for Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360; All matters shown on the plat of record in Instrument No 20060216-0018813, re-recorded in Instrument No. 20060531-0063598; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/06/09 10:02 2 pgs
Fees:13.00 Taxes:702.63

20090306-0020148

unimproved ☐
This is improved ☒ property, known as 3149 Skinner Dr., 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.

Witness our hands this 3rd day of March, 2009.

Greenvale Construction, LLC

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 3rd day of March, 2009.

Commission expires:

7-18-2010

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Vanessa E Allen
Notary Public

RETURN RECORDED DOCUMENTS TO:

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