# WARRANTY DEED

File #09071600

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 30th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

UNCERTIFIED COPY

**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 |
|---|---|---|
| Meika Evette McClendon, married | Guaranty Trust Company | 174-11-0-A-554.00-CO |
| (NAME) | (NAME) | |
| 2017 Leefield Drive | 316 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | 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 **Meika Evette McClendon, married,** 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. 133, First Amendment to 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 part of the same property conveyed to Greenvale Construction, LLC by deed from Cane Ridge Farms, LLC, a Tennessee Limited Liability Company, dated 5/15/08, of record in Instrument No. 20080611-0060348, 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. 20041102-0131848; 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; Charter for Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360; Stormwater Easement to Metropolitan Government of Nashville of record in Instrument No. 20050825-0101604; Transmission Line Easement to United States of America in Book 4420, Page 36 and Book 4428, Page 565; All matters shown on the plat of record in Instrument No 20070703-0079200 (per plat this 'supersedes, vacates and voids plat in Instrument No. 20070525-0062643; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 2017 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.

BILL GARRETT, Davidson County
Trans:T20090069620 DEEDWARR
Recvd: 10/13/09 09:22 2 pgs
Fees:13.00 Taxes:702.63
20091013-0094806

Witness our hands this 30th day of September, 2009.

Greenvale Construction, LLC, a Tennessee limited liability company

BY: _____

Mark Thomason, Authorized Agent

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 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 30th day of September, 2009.

Commission expires: 1-18-2010

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

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