WARRANTY DEED

File #09101779

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-4-13

(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090079167 DEEDWARR
Recvd: 11/20/09 12:08 2 pgs
Fees:13.00 Taxes:653.98

20091120-0107016

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
David Robert Phillips and wife, Suzanne Smith Phillips	Suntrust Mortgage, Inc.	174-11-0-A-498.00-CO
(NAME)	(NAME)	
1749 Elijah Ryan Drive	401 Commerce St. Ste 1100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37219	
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Robert Phillips and wife, Suzanne Smith Phillips,** 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. 49, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1, 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, dated 1/16/08, of record in Instrument No. 20080122-0006336, 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; 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 1749 Elijah Ryan 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.

Witness our hands this 19th day of November, 2009.

Greenvale Construction, LLC

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 19th day of November, 2009.

Commission expires:

7-18-2010

Vanessa E. Allen

Notary Public



RETURN RECORDED DOCUMENTS TO:

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