# WARRANTY DEED

File #10021901

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,900.00

Natasha A. Pirtle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2010.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

Rutherford County Vanessa E. Allen 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 |
|---|---|---|
| Natasha A. Pirtle , unmarried and Robert H. Lee, unmarried, as joint tenants with rights of survivorship | Guaranty Trust Company | 174-11-0-A-522.00-CO |
| (NAME) | (NAME) | |
| 1425 O'Hara 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 **Natasha A. Pirtle , unmarried and Robert H. Lee, unmarried, as joint tenants with rights of survivorship,** 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. 93, on the plan of First Amendment of Cane Ridge Farms, 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 the same property conveyed to Greenvale Construction, LLC by deed from Cane Ridge Farms, LLC, dated 4/18/08, of record in Instrument No. 20080429-0043522, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20070703-0079200, said Register's Office.; Restrictive Covenants as of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370 and Instrument No. 20041102-0131848, said Register's Office.; Detention Maintenance Agreement as of record in Instrument No. 20070130-0012097 and Instrument No. 20050825-0101604, said Register's Office.; Right of Way Easement to United Telephone Company as of record in Instrument No. 20060607-0067535 and Instrument No. 20020123-0009340, said Register's Office.; Homeowner's Association Charter of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-014710, said Register's Office.; Easement as of record in Book 4428, Page 565, Book 4420, Page 36 and Book 5078, Page 476, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1425 O'Hara 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:T20100020304 DEEDWARR
Recvd: 04/07/10 09:47 2 pgs
Fees:13.00 Taxes:632.33

20100407-0025989

Witness our hands this 31st day of March, 2010.

Greenvale Construction, LLC

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 as 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 31st day of March, 2010.

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

