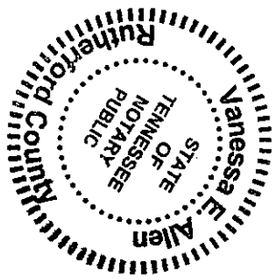
WARRANTY DEED

File #10112251



BILL GARRETT, Davidson County
Trans:T20100081568 DEEDWARR
Recvd: 12/29/10 09:21 2 pgs
Fees:13.00 Taxes:665.63
20101229-0103113

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Kevin Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2010.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/16/14
(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
Kevin Reynolds	Nationstar Mortgage, LLC	86-12-A-131CO
(NAME)	(NAME)	
100 Tulip Grove Pointe	350 Highland Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lewisville, TX 75067	
(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, **Greenvale Construction, LLC, Debtor in Possession,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kevin Reynolds, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 114, on the 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 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: Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060627-0076734; Easements of record in Instrument No. 20070420-0047318; Stormwater Detention Agreement of record in Instrument No. 20031106-0162953; any and all matters as set forth in the plat of record in Instrument No. 20060905-0109478, all of said Register's Office.

unimproved ☐
This is improved ☒ property, known as 100 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.

Witness its hand this 23rd day of December, 2010.

Greenvale Construction, LLC, Debtor in Possession

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, 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 23rd day of December, 2010.

Commission expires:

8/16/14

Vanessa E Allen

Notary Public

Rutherford County Notary Public

RETURN RECORDED DOCUMENTS TO:

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