WARRANTY DEED

File #11052444

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TABATHA EDGEWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011

BILL GARRETT, Davidson County
Trans:T20110048646 DEEDWARR
Recvd: 08/09/11 10:34 2 pgs
Fees:13.00 Taxes:518.00
20110809-0061248

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Wyatt and Rachael Wyatt	Mortgage Investors Group	182060A 33300CO
(NAME)	(NAME)	
8913 Ristau Court	8320 East walker Springs Lane Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(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, Debtor in Possession,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Wyatt, 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:

Land in ~~Rutherford~~ Davidson County, Tennessee, being Lot No. 270 on the Plan of Cluster-Lot Subdivision Old Hickory Hills, Phase Three, Section Two of record in Instrument Number 20070516-0058484, in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company by deed from Old Hickory Hills, LLC, a Tennesseee Limited Liability Company of record in Instrument Number 20080122-0006370, in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee, dated 01/22/2008.

This conveyance is subject to: By-Laws of record in Instrument Number 20020116-006750, in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.; Storm Water Detention Agreement Easement of record in Instrument Number 20010306-0021333, in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.; Charter of Homeowner's Association of record in Instrument Number 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8913 Ristau Court, 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 12th day of July, 2011.

Greenvale Construction, LLC, a

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 12th day of July, 2011.

Commission expires:

8/16/14

Vanessa E. Allen
Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

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