WARRANTY DEED

File #11032384

BILL GARRETT, Davidson County
Trans:T20110054587 DEEDWARR
Recvd: 09/02/11 12:32 2 pgs
Fees:13.00 Taxes:610.50
20110902-0068314

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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
LCTS, LLC	LCTS, LLC	86-12-A-24.00 CO
(NAME) 2460 Castle Rock Ct. ~~128 Tulip Grove Pointe~~	(NAME) 2460 Castle Rock Ct.	
(ADDRESS) ~~Hermitage, TN 37076~~ Monteagle, TN 37356	(ADDRESS) Mont-eagle, TN 37356	
(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, Debtor in Possession,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LCTS, LLC,** 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 Davidson County, Tennessee, being Lot 107, Tulip Grove Pointe, Revision of Section One, as shown on plat of record in Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Greenvale Construction, LLC by deed from Prime Developers, LLC, a Tennessee Limited Liability Company, dated January, 10, 2007, of record in Instrument No. 20070117-0006743, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in plat of record in Instrument No. 20060905-0109478; Restrictions as of record in Instrument No. 20060627-0076734; Easement of record in Instrument No. 20070420-0047318; Storm Water Detention Agreement as of record in Instrument No. 20031106-0162953, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 128 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 our hands this 29th day of August, 2011.

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, a limited liability company, and that he as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal at this 29th day of August, 2011.

Commission expires:

8/16/14

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

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

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520