# WARRANTY DEED

File #11082540

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

Vanessa E. Allen NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

**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 |
|---|---|---|
| Allen James Walker | Primary Residential Mortgage, | 182-06-0-A-375.00 |
| (NAME) | (NAME) | |
| 419 Mountain High Drive | 5115 Maryland Way, Ste. 126, 130 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37011 | Brentwood, TN 37027 | |
| (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 **Allen James Walker, an unmarried man**, 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 No. 312 on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, Section Two of record in Plat Book 20070516-0058484, in the Register's Office for 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 Warranty Deed from Old Hickory Hills, LLC of record in Instrument No. 20080922-0096441, in the Register's Office for Davidson County, Tennessee, dated August 18, 2008.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20070516-0058484, Register's Office of Davidson County, Tennessee.; Storm water detention agreement of record in Instrument Number 20010306-0021333, Inst # 20030226-0025749 and Inst # 20040927-01160009, in the Register's Office for Davidson County, Tennessee.; Ingress & egress easement to cemetary of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.; Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110069834 DEEDWARR
Recvd: 11/04/11 15:05 2 pgs
Fees:13.00 Taxes:484.70
20111104-0086552

unimproved ☐
This is improved ☒ property, known as **9212 Thomason Trail, 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 28th day of October, 2011.

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 , 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 28th day of October, 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