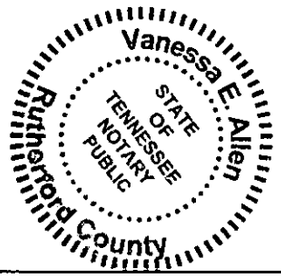
WARRANTY DEED

File #11062476



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

William A. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2011.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 4/16/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110080941 DEEDWARR
Recvd: 12/21/11 15:04 2 pgs
Fees:13.00 Taxes:573.50
20111221-0099846

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
Tiffany Cloud-Mann and William A. Mann	Wells Fargo Bank, N.A.	086-12-0-A-009.00
(NAME)	(NAME)	
413 Elegance Way	10401 Deerwood Park Blvd.	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130	Jacksonville, FL 32256	
(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 **Tiffany Cloud-Mann and William A. Mann, Wife and Husband,** 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. 9 on the Plan of Revision of, Section One, Tulip Grove Pointe, Cluster Lot Subdivision of record in Instrument Number 20060905-0109478, 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, by deed from Prime Developers, LLC of record in Instrument Number 20070117-0006743, in the Register's Office for Davidson County, Tennessee, dated January 10, 2007.

This conveyance is subject to: Any and all matters as set forth in Plan of record in Instrument Number 20060905-0109478; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in Covenants, Conditions and Restrictions of record in Instrument number 20060627-0076734; Storm water detention agreement of record in Instrument Number 20031106-0162953, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **413 Elegance Way, Hermitage,TN,37060**
(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 19th day of December, 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 19th day of December, 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