WARRANTY DEED

File #11102624

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Jennifer Lynn Vetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2012.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

Rutherford County Vanessa E. Allen 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
Jennifer Lynn Vetter	Regions Bank	174-11-0-A-470.00
(NAME)	(NAME)	
3016 Katonka Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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 **Jennifer Lynn Vetter, an Unmarried Woman,** 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. 258 on the Plan of Cane Ridge Farms - Phase Six, Section Three, Plat of record as Instrument No. 20060601-0064580, 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 the same property conveyed to Greenvale Construction, LLC by deed from Cane Ridge Farms, LLC of record in Inst # 20071130-0138992, in the Register's Office for Davidson County, Tennessee, dated November 14, 2007. (NOTE: Plat incorrectly referenced as "Phase 6, S" in foregoing deed.)

This conveyance is subject to: Any and all matters as set forth in Plan of record in Instrument No. 20060601-0064580; Easement to United Telephone Company of record in Instrument Number 20020123-0009340 and Inst # 20060607-0067535; Deed of Common Areas to HOA of record in Instrument Number 20010815-0088361; Utilities easement of record in Book 5078, Page 476; Transmission line easement of record in Book 4428, Page 565 & Book 4420, Page 36; Charter for Cane Ridge Farms HOA of record in Instrument No. 20010815-0088360; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103 amended in Instrument No. 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848 and 20060112-0004819, all in the Register's Office for Davidson County, Tennessee. Subject to the rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **3016 Katonka Dr., Cane Ridge,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.

BILL GARRETT, Davidson County
Trans:T20120007396 DEEDWARR
Recvd: 01/31/12 13:00 2 pgs
Fees:13.00 Taxes:473.23
20120131-0008751

Witness our hands this 27th day of January, 2012.

Greenvale Construction, LLC debtor in possession

BY:_____

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 27th day of January, 2012.

Commission expires:

8/14/14

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

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