Davidson County DEEDWARR
Recvd: 05/27/03 15:50 3pgs
Fees:18.00 Taxes:610.13
20030527-0071418

STATE OF ~~TENNESSEE~~ WISCONSIN
COUNTY OF ~~DAVIDSON~~ DANE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

5/8/03
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2003.

Notary Public

My Commission ~~Expires~~: is Permanent

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nathan Van Zeeland and Holly Van Zeeland
117 Commonwealth Court
Nashville, Tennessee 37221

SCANNERS MEMO
QUALITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEND TAX BILLS TO:
Bank of America
200 South College Street
Charlotte, NC 28255

MAP-PARCEL NUMBERS:
126-15-B/165

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kern Young, a married man*** hereinafter referred to as Grantors, hereby transfers and conveys to **Nathan Van Zeeland and wife, Holly Van Zeeland** hereinafter referred to as 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. 165 on the Plan of Lexington Pointe, Section 1, of record in Plat Book at Instrument No. 200008300085624, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete desciption.

Being the same property conveyed to Kern Young, unmarried, by Warranty Deed from Beazer Homes Corp. of record in Instrument No. 20010709-0072613, Register's Office for Davidson County, Tennessee.

Kern Young has since married.

08132-BP

*Wendy Young, wife of Kern Young, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 20000830-0085624, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20001018-0103445 and annexation of Section Two, Lexington Pointe by First Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Lexington Pointe, of record in Instrument No. 20010522-0052909 as re-recorded as Instrument No. 20020214-0019754, said Register's Office, and Secondary Supplementary Declaration to Declaration of Restrictive Covenants for Lexington Pointe (Sections Three and Four) of record in Instrument No.20020219-0021061, Register's Office for Davidson County, Tennessee.

Easement of record in Book 513, Page 396, Book 751, page 375, Book 787, page 7, Book 4205 page 194, Judgement of record in Book 4226, page 715, Book 4257, page 647, Book 7526, page 315, Book 7526, page 318, Book 7526, page 324, Book 11669, page 837, Register's Office for Davidson County, Tennessee.

Charter of Lexington Pointe Homeowners Association, Inc. and By-Laws of Lexington Pointe Homeowners Association, Inc. attached thereto of record in Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Section One, Lexington Pointe of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 117 Commonwealth Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 9th day of May, 2003.

Kern Young

Wendy Young by Kern Young
Attorney By Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kern Young ~~and Wendy Young~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, ~~2003~~.

Notary Public

My Commission Expires: 11.22.05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kern Young, with whom I am personally acquainted and who proved himself to be the attorney in fact Wendy Young and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2003.

My Commission Expires: 11.22.05

Notary Public