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RECORD & RETURN TO:
FILE BOX 36 if Davidson County

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/03 14:20 2pgs
Fees:13.00 Taxes:634.18

20031212-0178496

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,400.00.

Affiant

Subscribed and sworn to me on December 11, 2003.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19808SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Linda Maze<br>5010 Southfork Blvd, L18<br>Old Hickory, TN 37138 | America's Wholesale Lender<br>750 Old Hickory Blvd., Suite #180<br>Brentwood, TN 37027 | 63-16-C-18 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WECKESSER BUILDERS, LLC, a TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **LINDA MAZE, an unmarried person** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 18 as shown on the Plan of Hermitage Springs Townhomes, Section One, of record as Instrument No. 20010801-0081514 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Weckesser Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated August 2, 2001 and recorded August 6, 2001 from Jo-Mac Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20010806-0084021 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plans of record as Instrument No. 20010703-0070299 and as Instrument No. 20010801-0081514 in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20001206-0120233 in the Register's Office for Davidson County, Tennessee, as amended by First Amendment of record as Instrument No.

20020130-0013464, and further amended by Second Amendment of record as Instrument No. 20031006-0147712, in said Register's Office.

5. Charter of Hermitage Springs Townhomes Association, Inc., of record as Instrument No. 20010716-0075385, as amended in Instrument No. 20020128-0011789, in said Register's Office.
6. By-Laws of record as Instrument No. 20010712-0074536 and amended by Instrument No. 20030808-0113486, in said Register's Office.
7. Right to use water from spring referred to in Deeds of record in Book 5792, page 639, Book 5792, page 644, Book 5792, page 649, Book 5916, page 717, Book 6036, page 281, Book 5826, page 95, Book 5826, page 100, Book 5826, page 105, Book 5916, page 722 and Book 6036, page 274, in the Register's Office for Davidson County, Tennessee.
8. Easement Deeds for a non-exclusive easement for road purposes and ingress and egress to Old Hickory Boulevard of record in Book 6267, pages 296 and 298, in said Register's Office.
9. Right-of-way easements for water mains and water lines of record in Book 8007, pages 232, 237 and 240, in said Register's Office.
10. Subject to the rights of others in and to the common areas.
11. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 5010 Southfork Boulevard, Unit L18, Old Hickory, TN 37138.

**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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on December 11, 2003.

**Weckesser Builders, LLC, a Tennessee limited liability company**

**By:** _____
**John N. Weckesser, Managing Member**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On December 11, 2003, before me personally, the undersigned, appeared Weckesser Builders, LLC, a Tennessee limited liability company to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 11, 2003.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires: _____