File No. 251201130

WARRANTY DEED

Bethany Porter State of Tennessee Notary Public Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: August 16, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 01/05/06 10:44 2 pgs
Fees:13.00 Taxes:921.30
20060105-0001490

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West End Homes, LLC	SAME	P/O 149-379 & 163-399
(NAME)	(NAME)	
305 West Eand Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Southern Home Builders, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **West End Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being all of Lot Nos. 72, 83 and 84, on the Plan of First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416 , of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to BDH, LLC by Quitclaim Deed dated August 9, 2004 of record in Instrument No. 20040902-0106176, and being part of the same property further conveyed to Latting Road Partners, LLC, a Tennessee limited liability company by Warranty Deed dated October 28, 2005 of record in Instrument No. 20051103-0133090, Register's Office for Davidson County, Tennessee. Subject property was further conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by Warranty Deed dated December 2, 2005 of record in Instrument No. 20051212-0148834, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being all of Lot Nos. 77 and 78, on the Plan of First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416 , of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to BDH, LLC by Quitclaim Deed dated August 9, 2004 of record in Instrument No. 20040902-0106176, and being the same property further conveyed to Latting Road Partners, LLC by Quitclaim Deed dated December 22, 2005 of record in Instrument No. 20060105-0001487, and being the same property further conveyed to Southern Home Builders, LLC, by Warranty Deed dated December 22, 2005, of record in Instrument No. 20060105-0001488 Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being all of Lot No. 76, on the Plan of First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-

0114416 , of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to BDH, LLC by Quitclaim Deed dated August 9, 2004 of record in Instrument No. 20040902-0106176, and being part of the same property further conveyed to Latting Road Partners, LLC, a Tennessee limited liability company by Warranty Deed dated October 28, 2005 of record in Instrument No. 20051103-0133090 and being the same property conveyed to Southern Home Builders, LLC, by Warranty Deed dated December 22, 2005 of record in Instrument No. 20060105-0001488, Register's Office for Davidson County, Tennessee.

Grant of Anchor Easement of record in Book 10319, Page 987; Right-of-Way Deed to Davidson County, Tennessee of record in Book 1784, Page 300 and in Book 2105, Page 428; Easement to American Telephone and Telegraph Company of record in Book 1207, Page 530; Right-of-Way Deed to the State of Tennessee of record in Book 2905, Page 439; All matters on the Master Plat of Hickory Highlands of record in Plat Book 6900, Page 562; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445 and in Book 7453, Page 460; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7597, Page 679; Storm Water Detention Agreement of record in Instrument No. 20040303-0023979; all matters shown on plat of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 72, 76-78, 83 & 84, Berkeley Hall, Antioch, TN

(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 GRANTEE(S), ITS SUCCESSORS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), ITS SUCCESSORS 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 22nd day of December, 2005.

Southern Home Builders, LLC

By: _____

John L. Gill, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John L. Gill, 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 Chief Manager, of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 22nd day of December, 2005.

Commission expires: August 16, 2009

Bethany Porter _____ Notary Public

Bethany Porter
State of Tennessee Notary Public
Rutherford County

File Number: 251201130

RETURN TO:

Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129