Davidson County DEEDWARR
Recvd: 06/12/06 12:06 2 pgs
Fees:13.00 Taxes:896.88

20060612-0069600

This Instrument Was Prepared By:
Hugh W. Entrekin, Esq.
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this, transfer is $242,400.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 18, 2009

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Trang Nguyen 1932 Nancy Beth Lane Madison, TN 37115	Same as new owner	34.07-0-A-158.0000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, L.L.C., a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trang Nguyen**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 12 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyors Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Westview Homes, LLC, a Tennessee Limited Liability Company by deed of record in Instrument No. 20060105-0001736, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2006 and subsequent years.
2. All matters set forth in Plat of record in Instrument No. 20050331-0034862 as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, said. Register's Office.
3. Restrictive Covenants and By-Laws of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743 and Instrument No. 20010817-0089318, said Register's Office.
4. Stormwater Detention Agreement of record in Instrument No. 20050218-0018400, said Register's Office.
5. Charter and Articles of Incorporation of Harbor Village, P.U.D Association, Inc. of record in Book 6635, Page 254 and Instrument No. 20010817-0089318, said Register's Office.

This is improved property known as: 1932 Nancy Beth Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise

herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of May, 2006.

Westview Homes, LLC

By: _____
John J. Davis, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John J. Davis**, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Chief Manager of Westview Homes, LLC, the within named bargainor, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Westview Homes, LLC by himself as such Chief Manager

Witness my hand at Brentwood, TN, this 30th day of May, 2006.

_____
Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 1-20-10