Davidson County DEEDWARR
Recvd: 07/14/06 11:08 2 pgs
Fees:13.00 Taxes:240.50
20060714-0084990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of July, 2006.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
West End Homes, LLC
7155 Nolensv. Ike Rd
Nolensv. Ike TN 37135
~~Nashville, Tennessee 37221~~

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

Map128-16-0-B Parcel 2.00

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, **Southern Home Builders,** LLC, a Tennessee limited liability company, hereinafter referred to as Grantor, hereby transfers and conveys to **West End Homes, LLC, a Tennessee limited liability company** 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. 2 on the Plan of Summit Oak, Phase One, of record as Instrument No. 20020129-0011883 Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Southern Home Builders, LLC by deed from Greater Middle Tennessee Development, Partnership of record in Instrument No. 20050126-0009590 Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record as Instrument No. 20040116-0006770 and 20020214-0019518 Register's office for Davidson County, Tennessee.

Plan of record in Instrument No. 20020129-0011883 and 20040112-0004661 Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument No. 20020103-0001057 said Register's Office.

Charter of Summit Oaks Owner's Association of record at Instrument No. 20020131-0013598 Register's Office for Davidson County, Tennessee.

Dedication of Public Easement of record as Instrument No. 20010925-0103588 said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, 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 unimproved property known as, 405 Summit Oaks Drive, Nashville, TN 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 12th day of July, 2006.

Southern Home Builders, LLC

By: John Gill
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State John Gill, with whom I am personally acquainted and who proved himself to be the Chief Manager of Southern Home Builders, LLC, a Tennessee limited liability company, 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 12th day of July, 2006.

Notary Public

My Commission Expires: 10/10/09

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