Davidson County DEEDWARR
Recvd: 08/15/06 10:50 2 pgs
Fees:13.00 Taxes:869.50

20060815-0100254

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of August, 2006.

Notary Public

My Commission Expires: 1-2009

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Patrick B. Burns, unmarried

153 Took Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
P/O 149-00-0-228.00

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, West End Homes, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Patrick B. Burns, unmarried, 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 all of Lot No. 72, 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 West End Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Southern Homes Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060105-0001490, Register's Office for Davidson County, Tennessee, dated December 22, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Grant of Anchor Easement of record in Book 10319, Page 987, said Register's Office.

Right-of-Way Deed to Davidson County, Tennessee of record in Book 1784, Page 300 and in Book 2105, Page 428, said Register's Office.

Easement to American Telephone and Telegraph Company of record in Book 1207, Page 530, said Register's Office.

Right-of-Way Deed to the State of Tennessee of record in Book 2905, Page 439, said Register's Office.

All matters on the Master Plat of Hickory Highlands of record in Plat Book 6900, Page 562, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445 and in Book 7453, Page 460, said Register's Office.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7597, Page 679, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040303-0023979, said Register's Office.

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, 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 improved property known as 153 Took Drive, Antioch, TN 37013.

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 4th day of August, 2006.

West End Homes, LLC

By: _____
Jeremy M. Boczulak, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jeremy M. Boczulak 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 West End Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal this 4th day of August, 2006.

_____
Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-20-09

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