Davidson County DEEDWARR
Recvd: 01/19/07 11:01 2 pgs
Fees:13.00 Taxes:2031.36

20070119-0007820

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,015.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of January, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. 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:
Frank S. Shields and wife, Suzel M. Shields

529 Summit Oaks Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

12800007600

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 Frank S. Shields and wife, Suzel M. Shields, 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:

Being Lot 56, Summit Oakes, Phase Four, as shown on plat of record in Instrument No. 200604170043459, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Lot.

Being a part of the same property conveyed to West End Homes, LLC by Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership of record in Instrument No. 20060530-0062845, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 200604170043459, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 200604180044430, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Charter of Homeowner's Association as shown of record in Instrument No. 200201310013598,Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 200507280088585, Register's Office for said County.

Boundary Plat of record in Book 9700, Page 255, 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 2007, 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 529 Summit Oaks Court, 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 3rd day of January, 2007.

West End Homes, LLC

By: _____
Donald R. Barrett, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Donald R. Barrett, Jr. 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 Authorized AGent 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 3rd day of January, 2007.

_____
Notary Public

My Commission Expires: 1-20-09

TONJA BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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