**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 $207,500.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2007.

Notary Public

My Commission Expires: 1/12/09

Davidson County DEEDWARR
Recvd: 04/02/07 10:52 2 pgs
Fees:13.00 Taxes:767.75
20070402-0038830

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

| **Address New Owner** | **Send Tax Bills to:** | **Map-Parcel** |
|---|---|---|
| Arvin & Rebecca Braden<br>2037 Spring Branch Drive<br>Madison, TN 37115 | Wells Fargo Bank<br>2650 Wells Fargo Way<br>Minneapolis MN 55480 | 34-7-A-167.00CO |

## 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 Grantees, 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 **Arvin D. Braden, Jr. and wife, Rebecca M. Braden,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 21 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being a part of the same property conveyed to Westview Homes, LLC, a Tennessee limited liability company, by deed from Coleman Lake Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20060725-0089527, Register's Office for Davidson County, Tennessee.**

This conveyance in made subject but not limited to the following:

1. 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.

2. Plan of record in Book 6250, Page 626 and Book 6900, Page 37, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6628, Page 577, as amended in Book 6446, Page 543 and Book 10672, Page 743 and further amended in Instrument No. 20011817-0089318, said Register's Office.

4. Charter and Articles in Incorporation of Harbor Village P.U.D Association, Inc. of record in Book 6635, Page 254, as amended in Instrument No. 20010817-0089318, said Register's Office.

5. Stormwater Detention Agreement of record in Instrument No. 20050218-0018400, said Register's Office.

6. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

**This is improved property known as: 2037 Spring Branch Drive, Madison, TN 37115.**

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TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of March, 2007.

Westview Homes, LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gabriel D. Feltner, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Secretary of Westview Homes, LLC, the within named bargainor, and that he as such Secretary 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 Secretary

Witness my hand at Brentwood, TN, this 27th day of March, 2007.

_____
Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY