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

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is ~~$217,146.90~~

Affiant

Subscribed and sworn to before me, this 11th day of June, 2007.

Notary Public

My Commission Expires: 1/12/09

Davidson County DEEDWARR
Recvd: 06/18/07 14:53 2 pgs
Fees:13.00 Taxes:803.33
20070618-0072762

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Address New Owner:**
Mitchell Hart
2033 Spring Branch Drive
Madison, TN 37115

**Send Tax Bills To:**
New Owner

**Map & Parcel:**
34-7-7-A 166.00

## 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, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mitchell T. Hart and wife, Marcia L. Hart,** 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. 20 on the Final Subdivision Plat of Harbor Village, Phase III, of record in Instrument No. 20050331-0034862, as 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, by deed from Alliance Development, LLC, a Tennessee limited liability company (formerly known as Coleman Lake Partners, LLC) of record in Instrument No. 30070305-0026463, Register's Office for Davidson County, Tennessee..**

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

1. Subject to all matters on plan of record in Instrument No. 20050331-0334862, as amended by Surveyor's Certificate of correction of record in Instrument No. 20050406-0038091, said Register's Office,

2. Restrictive Covenants of record in Book 6628, Page 577 as amended in Book 6646, Page 543; Book 10672, Page 743, and Instrument No. 20010817-0089318, said Register's Office.

3. By-Laws of record in Book 6628, Page 588, amended in Instrument No. 20010817-0089318, said Register's Office.

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

5. Stormwater Detention Agreement of record in Instrument No. 20040318-0018400, 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: 2033 Spring Branch Drive, 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, have 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 heirs and assigns, 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 11th day of June, 2007.

Westview Homes, LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Nashville, TN, this 11th day of June, 2007.

_____
Notary Public

NOTARY PUBLIC
CONNIE S. MADDEN
STATE OF TENNESSEE

My Commission Expires: 1/12/09