Davidson County DEEDWARR
Recvd: 08/02/07 10:23 2 pgs
Fees:13.00 Taxes:767.75

20070802-0091850

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of July, 2007.

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

Notary Public

My Commission Expires:

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:
Lilian Del Carmen Hernandez, unmarried

4537 Hamilton Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

150140B15CO
D

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, a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to Lilian Del Carmen Hernandez, married, 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 Lots No.15 of Hamilton Church Subdivision, as shown on plat of record in * 0019954 Instrument No. 200508310104380 as corredted by Instrument No. 20070216-~~001994~~*, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to West End Homes, LLC by Warranty Deed from Homes by Design, LLC of record in Instrument No. 200605170057739, Register's Office for Davidson County, Tennessee, dated May 9, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 20050831-0104380 & 20070216-0019954, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20030822-01222292, and Instrument No. 20070329-0037535 Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20070329-0037258, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20040608-0067336, 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 4537 Hamilton Lane, 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 27th day of July, 2007.

West End Homes, LLC

By: _____

Donald R. Barrett, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 27th day of July, 2007.

_____
Notary Public

My Commission Expires: _____

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

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