Davidson County DEEDWARR
Recvd: 08/07/07 10:41 2 pgs
Fees:13.00 Taxes:1330.15

20070807-0094088

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of July, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19 [illegible]

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:
West End Homes, LLC

Nashville, Tennessee 37211

SEND TAX BILLS TO:
7155 NOLENSVILLE ROAD
NOLENSVILLE, TN 37135

MAP-PARCEL NUMBERS:
172-03-0A-113.00
172-03-0A-114.00
172-03-0A-119.00
172-03-0A-120.00
172-03-0A-121.00

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, The Woodlands at Old Hickory, Inc. hereinafter referred to as Grantors, hereby transfers and conveys to West End Homes, LLC, a Tennessee limited liability company, 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 Lots 4, 5, 14, 15, and 16 on the Final Plat of The Woodlands Subdivision, Phase Four, Section 1-B, of record in Instrument No. 20070705-0080225, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to The Woodlands at Old Hickory, Inc., by Quitclaim Deed from The Woodlands at Old Hickory, GP, of record in Instrument No. 20060125-0009592, Register's Office for Davidson County, Tennessee, dated January 25, 2006

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 20070705-0080225, Register's Office of said County.

Easement for Slope & Drainage as shown of record in Deed Book 7917, Page 722, Register's Office for said County.

Easement for Sanitary Sewer and/or Storm Drainage as shown of record in Deed Book 3710, Page 495 and Instrument No. 20070702-0078297, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8622, Page 390, Book 8464, Page 463, Book 8634, Page 224 and Book 8643, Page 675, Register's Office of said County.

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 GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is unimproved property known as, Lots 4,5,14,15,16, The Woodlands Subdivsion Nashville, TN

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 26th day of July, 2007.

The Woodlands at Old Hickory, Inc.

By: _____
Michael M. Smith, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael M. Smith with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of The Woodlands at Old Hickory, Inc. the within named bargainer, a corporation, and that, Michael M. Smith as such Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Secretary.

Witness my hand and official seal this 26th day of July, 2007.

_____
Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

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