Davidson County DEEDWARR
Recvd: 09/11/07 07:53 2 pgs
Fees:13.00 Taxes:591.98
20070911-0108701

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,995.00.

Rebecca D. Purcell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of August, 2007.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 2, 2007

Tabatha Edwards
Notary Public

My Commission Expires: 11/2/07

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:
Angela Jean Patterson

4536 Hamilton Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~
Franklin American Mortgage Co.
501 Corporate Centre Dr Ste 400
Franklin Tn 37067

MAP-PARCEL NUMBERS:

150-14-0-B-024.00

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, West End Homes, LLC, a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to Angela J. Patterson, 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 No. 40 of Hamilton Church Subdivision, as shown on plat of record in Instrument No. 20050831-0104380 as corrected by Surveyors Certification of Correction of record in Instrument No. 20070216-0019954, 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, a Tennessee limited liability company by Warranty Deed from Home By Design, LLC, of record in Instrument No. 20060514-0057739, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat of record in Instrument No. 20050831-0104380, as corrected by Surveyors Certification of Correction of record in Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument No. 20030822-0122292, Register's Office for Davidson County, Tennessee.

Easements as shown of record in Instrument No. 20040608-0067336, Register's Office for Davidson County, Tennessee.

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 4536 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 15th day of August, 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 Agetn 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 15th day of August, 2007.

Sonya Sullivan
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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