File No. 271101243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/07 11:19 2 pgs
Fees:13.00 Taxes:863.52

20071212-0143190

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,385.00

Elizabeth A. Tuell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires July 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
129 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer P. Boyer	Countrywide Bank, FSB	163020B038.00CO
(NAME)	(NAME)	
509 Pippin Drive	801 Cresent Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, West End Homes, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spencer P. Boyer and Elizabeth A. Tuell, HEREINAFTER CALLED THE GRANTEE(S), 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. 77, Final Amendment Berkeley Hall Phase Five Section One of Hickory Highlands P.U.D. Subdivision, as shown on plat of record in Instrument 200507060077601 and amended in Instrument 200507250086047, 200507250086048, 200509230114416, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to WEST END HOMES LLC A TENNESSEE LIMITED LIABILITY COMPANY by deed from SOUTHERN HOME BUILDERS LLC A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument 200601050001490 on 12/22/2005 and filed for record on 01/05/2006, Register's Office for said County.

1) Subject to all matters as set forth per Plat 200507060077601, 200507250086048, 200507250086047, 200509230114416, Register's Office of said County. 2) Sewer Easement as shown of record in Deed Book 7031, Page 51, Book 7453, Page 445, Book 7453, Page 460, Book 7597, Page 679 Register's Office for said County. 3) Storm Water Easement as shown of record in Instrument No. 200403030023979, Register's Office for said County. 4) Restrictive Covenants of record in Instrument No. 20061031035165, Register's Office of said County. 5) Easement as shown of record in Deed Book 1207, Page 530, Register's Office for said County. 6) Right of Way Easement as shown of record in Deed Book 1784, Page 300, Book 2105, Page 428, and book 2905, Page 439, Register's Office for said County. 7) Boundary Plat of record in Book 6900, Page 562, Register's Office for said County. 8)Quitclaim Deed for common areas of record in Instrument No. 200607130084291, and re-recorded in Instrument No. 200607180086181, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 509 Pippin Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 10th day of December, 2007.

West End Homes, LLC

By:
Donald R. Barrett, Jr., Authorized Agent

Attest:

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 being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 10th day of December, 2007.

Commission expires:

Notary Public

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

File Number: 271101243

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064