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

Davidson County DEEDWARR
Recvd: 02/01/08 09:08 2 pgs
Fees:13.00 Taxes:765.12

20080201-0010371

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value, whichever is greater, for this transfer is $206,790.00.

Affiant

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Subscribed and sworn to before me, this 28th day of January, 2008.

Notary Public

My Commission Expires: 1-30-10

| **Address New Owner:** | **Send Tax Bills To:** | **Map & Parcel:** |
|---|---|---|
| John A. Kachel<br>2029 Spring Branch Drive<br>Madison, TN 37115 | Countrywide Mortgage Ventures<br>105 Westpark Drive, Suite 195<br>Brentwood, TN 37027 | 034-070-A-165.00CO |

## 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 **John A. Kachel,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, Being Lot No. 19 on the Final Subdivision Plat of Harbor Village, Phase III, as shown 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 Davidson County, Tennessee.**

**Being the same property conveyed to Westview Homes, LLC by deed of record in Instrument No. 20071024-0125667, Registser's Office for Davidson County, Tennessee..**

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

1. 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.
2. Subject to all matters on plan of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, 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 2008 and thereafter, are a lien, but not yet due and payable.

**This is improved property known as: 2029 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 28th day of January, 2008.

Westview Homes LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Gabriel D. Feltner**, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Secretary of Westview Homes LLC, the bargainor, a Tennessee Corporation, and that he as such Secretary, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such Secretary.

Witness my hand, at Brentwood, Tennessee, 28th day of January, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.