File No. 280400492

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/08 11:08 2 pgs
Fees:13.00 Taxes:2090.50
20080421-0040234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-14-2010
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Lemkin	Dan Lemkin	P/O 132-01-0-061.00
(NAME) 904 Buford Place	(NAME) New owner	
(ADDRESS) Nashville, TN 37204	(ADDRESS) ,	
(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**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Dan Lemkin, single and Andrea Jacome, single*, 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:

*as joint tenants with right of survivorship,

Land in Davidson County, Tennessee, being Unit 2 of Buford Place created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 1424, Page 98 & 99, as established under Master Deed of record in , Instrument No. 20070730-0089779 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to West End Homes, LLC, a Tennessee limited liability company by Warranty Deed from Gel Investments, G.P., a Tennessee General Partnership, of record in Instrument No. 20061103-0136849, Register's Office for Williamson County, Tennessee, dated October 31, 2006.

1) Subject to all matters as set forth per Plat Book 1424, Page 98 & 99, Register's Office of said County. 2) Easement as shown of record in Deed Book 4099, Page 403, Register's Office for said County. 3) Charter of Homeowner's Association as shown of record in Instrument No. 20070730-0089779, Register's Office for said County. 4) Subject to easements, restrictions and conditions, as set out in the Master Deed of record Instrument No. 20070730-730-0089785 in the Register's Office for Davidson County, Tennessee.

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 904 Buford Place, Nashville, TN 37204
(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 17th day of April, 2008.

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 at office this 17th day of April, 2008.

Commission expires: 12-6-11

Notary Public

File Number: 280400492

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

