File No. 280400673

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/08 12:20 2 pgs
Fees:13.00 Taxes:813.63
20080509-0048238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-6-

(AFFIX SEAL)

MELANIE M. DOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 NUMBER
Rodger R. Colvin	Countrywide Bank	163-02-0B-044.00CO
(NAME)	(NAME)	
125 Took Drive	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	37067, TN	
(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 grantors(s), have bargained and sold, and by these presents do transfer and convey unto Rodger Colvin, hereinafter called the grantee(s), HIS 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, Lot No. 83, on the Plan of first Amendment, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to West End Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Southern Home Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060105-0001490, Register's Office for Davidson County, Tennessee, dated December 22, 2005.

1) Subject to all matters as set forth per Plat Instrument No. 20050706-0077601, correction in Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048, amended in Instrument No. 20050923-0114416, Register's Office of said County. 2) Easement as shown of record in Deed Book 10319, Page 987, Register's Office for said County. 3) Right of Way Easement as shown of record in Deed Book 1784, Page 300, and in Book 2105, Page 428, Register's Office for said County. 4) Easement to American Telephone and Telegraph Company as shown of record in Deed Book 1207, Page 530, Register's Office for said County. 5) Right of Way Easement as shown of record in Deed Book 2905, Page 439, Register's Office for said County. 6) Subject to all matters as set forth per Master Plat Book 6900, Page 562, Register's Office of said County. 7) Sanitary sewer and/or Storm Drainage Easement as shown of record in Deed Book 7031, Page 51, Book 7453, Page 445, and in Book 7453, Page 460, Register's Office for said County. 8) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7597, Page 679, said Register's Office. 9) Storm Water Detention Agreement of record in Instrument No. 20040303-0023979, said Register's Office. 10) All matters shown on plat of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 an in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, 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 125 Took 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), HIS 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), HIS 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 25th day of April, 2008.

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 25th day of April, 2008.

Commission expires: 12-6-11

_____
Notary Public

MELANIE M. DOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280400673

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