File No. 280500396

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

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
David Hirsch	Franklin American Mortgage	162-3-181.00
(NAME)	(NAME)	
4950 Karen Ray Drive	501 Corporate Centre Dr.,Ste. 400	
(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 grantors(s), have bargained and sold, and by these presents do transfer and convey unto David Hirsh and wife, April Hirsh, 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:

Land in Davidson County, Tennessee, being Lot 12 on the Plan of Section Four, Apache Hills of record in Plat Book 4460, Page 60, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to West End Homes, LLC, a Tennessee limited liability company by Warranty Deed from Larry C. Cates and wife, Norma S. Cates, of record in Instrument No. 20061222-0158476, Register's Office for Davidson County, Tennessee, dated December 15, 2006.

1) Subject to all matters as set forth per Plat Book 4460, Page 60, Register's Office of said County. 2) Restrictive Covenants of record in Deed Book 4564, Page 724, Register's Office of said County. 3) Easement to Metro for Water Main of record in Book 5181, Page 15, Register's Office of said County. 4) Easement to Metro for sewer of record in Book 5180, Page 996, Register's Office for said County.

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 4950 Karen Ray 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.

Davidson County DEEDWARR
Recvd: 05/19/08 12:52 2 pgs
Fees:13.00 Taxes:421.06

20080519-0051152

Witness our hands this 16th day of May, 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 16th day of May, 2008.

Commission expires: 12-6-11

Notary Public

File Number: 280500396

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

