(1)

File No. 280501431

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 09:55 2 pgs
Fees:13.00 Taxes:1232.10
20080605-0057767

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-19-11
(AFFIX SEAL)

NORA M. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES SEPTEMBER 19, 2011

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
Agustin Baez	New South Federal Savings Bank	172030A120.00
(NAME)	(NAME)	Notary Seal present,
5953 Woodlands Avenue	213 Overlook Circle, Ste. A4	but could not be reproduced.
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	Bill Garrett
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Davidson County Register of Deeds

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 Agustin Baez and wife, Alicia Baez, 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. 15, Final Plat of The Woodlands Subdivision Phase 4, Section 1B, as shown on plat of record in Instrument 200707050080225, 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 The Woodlands at Old Hickory Inc. of record in Instrument 200708070094088 on 07/26/2007 and filed for record on 08/07/2007, Register's Office for said County.

1) Subject to all matters as set forth per Plat Instrument No. 20070705-0080225, Register's Office of said County. 2) Easement for Slope & Drainage as shown of record in Deed Book 7917, Page 722, Register's Office for said County. 3) Easement for Sanitary Sewer and/or Storm Drainage as shown of record in Deed Book 3710, Page 495 and Instrument No. 20070702-0078297, Register's Office for said County. 4) Restrictive Covenants of record in Deed Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8622, Page 390, Book 8464, Page 463, Book 8634, Page 224 and Book 8643, Page 675, Register's Office of 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 5953 Woodlands Avenue, Nashville, TN 37211
(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 30th day of May, 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 being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: 12-6-11

Notary Public

File Number: 280501431

RETURN TO:

Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, #604
Franklin, TN 37067

