Davidson County DEEDWARR
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Fees:13.00 Taxes:1476.30
20080919-0095516

File No. 280800062

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-6-11
(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
Jared Lewis Book	Jared Lewis Book	128-16-OB-051.00 CO
(NAME) 512 Summit Oaks	(NAME) New Owner	
(ADDRESS) Nashville, TN 37221	(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, , a Tennessee limited liability company, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jared Lewis Book and Judy Kubel Book, husband and wife, 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 81, Summit Oakes, Phase Four, as shown on plat of record in Instrument No. 200604170043459, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Lot.

Being part of the same property conveyed to West End Homes, LLC, a Tennessee limited liability company by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, of record in Instrument No. 20060530-0062845, Register's Office for Davidson County, Tennessee, dated May 23, 2006.

1) Subject to all matters as set forth per Plat Instrument No. 200604170043459, Register's Office of said County. 2) Restrictive Covenants of record in Instrument No. 200604180044430, Register's Office of said County. 3) Charter of Homeowner's Association as shown of record in Instrument No. 200201310013598, Register's Office for said County. 4) Storm Water Detention Agreement as shown of record in Instrument No. 200507280088585, Register's Office for said County. 5) Boundary Plat of record in Book 9700, Page 255, 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 512 Summit Oaks, Nashville, TN 37221
(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 15th day of August, 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 15th day of August, 2008.

Commission expires: 12-6-11

Notary Public

MELANIE M. DOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280800062

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