Davidson County DEEDWARR
Recvd: 11/12/08 10:52 2 pgs
Fees:13.00 Taxes:1295.00
20081112-0111909

File No. 280901118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

BOX 13 14598

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
Nicole Jesser	Peoples Home Equity	172-03-0A-128.00
(NAME) 1648 Boxwood Lane	(NAME) 4300 Sidco Drive, #200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37204	
(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, , 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 Nicole Jesser, unmarried, hereinafter called the grantee(s), 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 all of Lot 61 on the Final Plat of The Woodlands Subdivision, Phase Four. Section 1-B, of record in Instrument No. 20070705-0080225, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

***PART OF**
Being the same property conveyed to West End Homes, LLC by Warranty Deed from The Woodlands at Old Hickory, Inc. of record in Instrument 200708100096168 on July 26, 2007 and filed for record on August 10, 2007, Register's Office for Davidson County, Tennessee.

1) Subject to Restrictions of record in Book 7334, Page 109, Register's Office for Davidson County, Tennessee. 2) Subject to Restrictions of record in Book 7408, Page 250, Register's Office for Davidson County, Tennessee. 3) Subject to Restrictions of record in Book 7516, Page 37, Register's Office for Davidson County, Tennessee. 4) Subject to Restrictions of record in Book 8464, Page 463, Register's Office for Davidson County, Tennessee. 5) Subject to Restrictions of record in Book 8622, Page 390, Register's Office for Davidson County, Tennessee. 6) Subject to Restrictions of record in Book 8634, Page 224, Register's Office for Davidson County, Tennessee. 7) Subject to Restrictions of record in Book 8643, Page 675, Register's Office for Davidson County, Tennessee. 8) Subject to easement of record in Instrument 200707020078297, 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 1648 Boxwood Lane, 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), 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), 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 5th day of November, 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 5th day of November, 2008.

Commission expires: 12-4-11

Notary Public

File Number: 280901118

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

