This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20090026919 DEEDWARR
Recvd: 04/23/09 15:11 2 pgs
Fees: 13.00 Taxes: 592.00
20090423-0037038

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2009.

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address New Owner:
Ellen K. Cantwell
2549 Val Marie Drive
Madison, TN 37115

Send Tax Bills To:
Countrywide Bank, FSB
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

Map & Parcel:
034-7-C-001.00.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ellen K. Cantwell and Matthew T. Collier,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 34A on the plan of Enclave at Twin Hills, of record in Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.**
>
> **Being a portion of the same property conveyed to Westview Homes, LLC by deed from Alliance Development, LLC, dated September 3, 2008, of record in Instrument No. 20080908-0091837, Register's Office for Davidson County, Tennessee..**

This conveyance in made subject but not limited to the following:

1. Plan of Record in Instrument No. 20071221-0146647, Register's Office for Davidson County, Tennessee.
2. Stormwater Detention Agreement of record in Instrument No. 20060104-0001185, Register's Office for Davidson County, Tennessee.
3. Subject to Charter Right of Way for CSX Transportation Railroad.
4. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2549 Val Marie Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of April, 2009.

Westview Homes, LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Gabriel D. Feltner**, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Secretary of Westview Homes, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Secretary, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by himself as such Secretary.

Witness my hand, at Brentwood, Tennessee, 20th day of April, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.