BILL GARRETT, Davidson County
Trans:T20090036319 DEEDWARR
Recvd: 06/02/09 13:24 3 pgs
Fees:18.00 Taxes:684.13
20090602-0050680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $184,900.00

Linda Ott
AFFIANT

Subscribed and sworn to before me, this 29th day of MAY, 2009.

Anne D. Welton
NOTARY PUBLIC

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37[illegible]
(615) 376-9400

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
James Emmett Wilson 1439 Winding Creek Drive Nolensville, TN 37135	W. R. Starkey Mortgage Company 512 Autumn Springs Court, Ste. 104-D Franklin, TN 37067	188-10-O-A-99.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Westview Homes, LLC ("Grantor") does hereby bargain, sell, transfer and convey unto **James Emmett Wilson,** ("Grantee") his heirs and assigns, property located in Nolensville, Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 99 on the Plan of CAROTHERS CROSSING, Phase 2, Section 2, Lots 62-123, as shown by plat appearing of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Westview Homes, LLC by Deed from Wood Ridge Development, Inc. of record in Instrument No. 20071211-0142704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **James Emmett Wilson**, his heirs and assigns, forever.

AND **Westview Homes, LLC**. does hereby covenant with **James Emmett Wilson**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Westview Homes, LLC.** does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to **James Emmett Wilson,** his heirs and assigns against the lawful claims of all persons claiming by through or under Grantor.

GF

This is ( ) unimproved (X) improved property known as: 1439 Winding Creek Drive, Nolensville, TN 37135

IN WITNESS WHEREOF, this Warranty Deed has been executed this 29th day of MAY, 2009.

Westview Homes, LLC.

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabriel D. Feltner, with whom I am personally acquainted, and who, upon 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 purposes therein contained by signing his name as Secretary of Westview Homes, LLC. by himself as such Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this 29th day of MAY 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

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

EXHIBIT A
Permitted Encumbrances

1. County Taxes for the year 2009 to be prorated between parties and to be the Buyers responsibility when due in October of 2009 and all subsequent years as due and payable.

2. Plat Plan of CAROTHERS CROSSING of record in Instrument No.20070807-0093935, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained of record in Instrument Nos.20070627-0076581; 20070627-0076582; 20070821-0099817; 20070821-0099818 and in 20080515-0049892, Register's Office for said County.

4. Subject to By-Laws of record in Instrument No.20070627-0076582, Register's Office for said County.

5. Subject to the Charter for the Homeowner's Association of record in Instrument Nos.20070307-0027908; 20070627-0076582, Register's Office for said County.

6. Subject to Sanitary Sewer Easement and/or Storm Drainage Easement of record in Instrument Nos.20070702-0078659; and in 20070703-0079178, Register's Office for said County.

GF