This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100028253 DEEDWARR
Recvd: 05/11/10 11:36 2 pgs
Fees: 13.00 Taxes: 521.70
20100511-0036160

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me this 29th day of April, 2010.

Notary Public

My Commission Expires: 12-28-13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Sarah S. Hawkins 1437 Winding Creek Dr. Nolensville, TN 37135	WR Starkey Mtg. LLP 5055 W. Park Blvd Ste 300 Plano, TX 75093	188-10-0A-10100CO

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 **Kiva N. Bass, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, as of record in Instrument No. 20070807-0093935, 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 Wood Ridge Development, Inc., dated November 21, 2007 of record in Instrument No. 20071211-0142704, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters on Plat Plan of record in Instrument No.20070807-0093935, Register's Office for Davidson County, Tennessee.
2. Subject to Restrictive Covenants contained in Instruments of record in Instrument Nos.20070627-0076582; 20070821-0099817; 20070821-0099818; and in 20080515-0049892, Register's Office for Davidson, Tennessee.
3. Subject to BY-LAWS of record in Instrument No.20070627-0076581, Register's Office for Davidson County, Tennessee.
4. Subject to Charter for the Homeowners Association of record in Instrument No.20070307-0027908, Register's Office for Davidson County, Tennessee.
5. Subject to a Sanitary Sewer and /or Stormwater Drainage Easement of record in Instrument No.20070703-0079178, Register's Office for Davidson County, Tennessee.
6. Easement for pipeline of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record in Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.
8. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648, Register's Office for Davidson County, Tennessee.
10. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable. The Company assumes no liability for supplemental assessments imposed pursuant to the provisions of T.C.A. 67-5-603.

This is improved property known as: 1435 Winding Creek Drive, Nolensville, TN 37135

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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of April, 2010.

Westview Homes, LLC

By: _____
Anne H. McKnight, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Anne H. McKnight, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Member of Westview Homes, LLC, the bargainor, a Tennessee Limited Liability Company, and that she as such Member, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by herself as such Member.

Witness my hand, at Brentwood, Tennessee, 29th day of April, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

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