G#22946-2

BOX #14A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 8th day of December, 2010.

Katherine Goodson
Notary Public

My Commission Expires: May 2, 2011

BILL GARRETT, Davidson County
Trans:T20100077628 DEEDWARR
Recvd: 12/09/10 11:18 2 pgs
Fees:13.00 Taxes:906.50
20101209-0098090

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Michael Modic et al P. O. Box 27 Seville, OH 44273	"New Owner"	188-10-0A-03000CO

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 **Michael T. Modic and Nancy A. Varley, Husband and Wife, as to an undivided 67% interest(the "Entirely Interest", and Mary Austin Modic, an unmarried person, as to an undivided 33% interest (the "Individual Interest"),** the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, 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. 30 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which plan 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 September 20, 2007 of record in Instrument No. 20071018-0123779, 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.20070807-0093924, 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: 2136 Glen Haven Dr., Nolensville, TN 37135

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees 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 8th day of December, 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, 8th day of December, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

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