Box 14A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29959-02-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me this 4th day of March, 2011. Notary Public My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffrey N. West, Paula J. West 4079 Lake Parkway Hermitage, TN 37076	New Owner	Map and Parcel No.: 098 010 03400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H & S Properties, LLC, a Tennessee limited liability company and Herman A. (Sonny) Moore, Jr. and Henry Barr, individually**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey N. West and spouse, Paula J. West** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4079 Lake Parkway, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110013810 DEEDWARR
Recvd: 03/08/11 08:42 4 pgs
Fees:23.00 Taxes:666.00
20110308-0018239

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of March, 2011.

H & S PROPERTIES, LLC, a Tennessee limited liability company

BY: _____
Herman A. (Sonny) Moore, Jr., Member

BY: _____
Henry Barr, Member

_____
Herman A. (Sonny) Moore, Jr., Individually

_____
Henry Barr, Individually

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Herman A. (Sonny) Moore, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of H & S Properties, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness, my hand, at Office, this 4th day of March, 2011.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Henry Barr,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of H & S Properties, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness, my hand, at Office, this 4th day of March, 2011.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Herman A. (Sonny) Moore, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2011.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Notary Public

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Witness my hand, at office, this 4th day of March, 2011.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Lake Park, of record in Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to H & S Properties, LLC, a Tennessee limited liability company, by deed dated January 12, 2007, from Jerome Thomas Baltz, Personal Representative of the Estate of Joyce Marie Mullins Baltz, deceased, of record in Instrument No. 20070117-0007013, Register's Office for Davidson County, Tennessee. H & S Properties, LLC, was administratively dissolved on August 8, 2010. Herman A. (Sonny) Moore, Jr. and Henry Barr are the only members of the limited liability company.

This conveyance is made subject to:

1. State and County taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 4429, page 577, amended in Book 4516, page 75, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Lake Park Homeowners Association, Inc. of record in Book 4669, page 746, and Book 9949, page 538, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee.