This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn before me this the 15th day of February, 2013.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Alan Westbrook		161-16A-48
3121 Traviston Drive	New Owner	
Franklin, TN 37064		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL J. HUTZEL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM ALAN WESTBROOK AND JEANNE ANNE WESTBROOK, TRUSTEES OF THE WAJA TRUST U/A/D NOVEMBER 3, 2005, AS AMENDED OCTOBER 29, 2009, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 48 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20070713-00783179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael J Hutzel, an unmarried man, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated November 19, 2004 of record in Instrument No. 20041202-0143784, said Register's Office.

The address of the above described property was formerly 5845 Nolensville Rd, Unit # 122, Nashville, TN 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 122 Shadow Glen, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of February, 2013.

Michael J. Hutzel

BILL GARRETT, Davidson County
Trans:T20130015098 DEEDWARR
Recvd: 02/22/13 14:21 2 pgs
Fees:13.00 Taxes:425.50

20130222-0018083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael J. Hutzel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2013.

My commission expires:

1/15/17

Notary Public

