STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF April, 2013.

_____
Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G13-6173D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130029852 DEEDWARR
Recvd: 04/11/13 14:26 2 pgs
Fees:13.00 Taxes:758.13
20130411-0036121

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patricia Ann Scherer, unmarried (NAME)	PrimeLending, a PlainsCapital Company (NAME)	34-7-A-65 CO
251 Harbor Village Drive (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ronald Wayne West, Sr. and Dianah L. West, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Ann Scherer, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 47 of the Towhomes Property line, exhibit on the plan of HARBOR VILLAGE, PHASE IV, REVISION I, A HORIZONTAL PROPERTY REGIME with private elements Harbor Village Drive, as shown by plat of record in Instrument No. 20030723-0102986 and Instrument No. 20030611-0080857, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald Wayne West, Sr. and Dianah L. West, husband and wife from Newmark Homes, L.P. a Texas Limited Liability Company, by Deed dated March 30, 2004, as Instrument No. 20040405-0038189, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Charter of Homeowner's Association of record in Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreements as recorded in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions; reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030611-0080857, Instrument No. 20030723-0102986, Instrument No. 2005012-00007505, Instrument No. 20050729-0088636, and in any allied instrument(s) referred to in said restrictions.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 251 Harbor Village Drive, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 10th day of April, 2013.

Ronald Wayne West, Sr. — April 10, 2013 Date

Dianah L. West — April 10, 2013 Date

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 Ronald Wayne West, Sr. and Dianah L. West, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066