THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20130065936 DEEDWARR
Recvd: 08/01/13 14:15 2 pgs
Fees:13.00 Taxes:592.00
20130801-0080342

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of July, 2013.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
James W. McWater 5946 O'Brien Avenue Nashville, Tennessee 37209	– same –	Map 091-13-0A Parcel 002.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **Northcutt Custom Homes, LLC, a Tennessee limited liability company, by and through its duly authorized managing member,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **James W. McWater**, hereinafter called the Grantee, his 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 Unit No. 2 on the Horizontal Property Regime for Haven West as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes, a planned unit development, of record in Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided interest in the common elements allocated to said units as set forth in said master deed and aforesaid Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes.

Being a part of the same property conveyed to Northcutt Custom Homes, LLC by deed from Pinnacle National Bank and being the same Unit 4 of record in Instrument No. 20111004-0076652, Register's Office for Davidson County, Tennessee.

This is the same Unit Number legal description as on the previous deed of record.

This conveyance is made subject to the following:

Easement for Comcast of Nashville LLC of record in Instrument No. 20081118-0113770, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Pumps and Appurtenances of record in Instrument No. 20071011-0120759, and Instrument No. 20071231-01488853, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20071231-0148700, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080402-0033148, said Register's Office.

All matters shown on the plan of record in Book 332, page 127, said Register's Office.

Street closing and any easements retained in Ordinance No. 087-1632, filed with Metropolitan County Clerk's Office for Davidson County, Tennessee. Subject to all matters shown in the Declaration of Covenants, Conditions

and Restrictions, inclusive of Master Deed, By-laws and Plat, for Haven West Townhomes of record in Instrument No. 20090528-0048954, which supersedes and replaces the Master Deed Master Deed of record in Instrument No. 20070918-0111767, said Register's Office.

Charter of Haven West Townhomes, Inc. in Instrument No. 20130207-0012889, Register's Office for Davidson County, Tennessee.

This is improved property known as 5946 O'Brien Avenue, Unit 2, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above, and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the hand of the duly authorized managing member of Northcutt Custom Homes, LLC on this the 26th day of July, 2013.

NORTHCUTT CUSTOM HOMES, LLC

BY: _____
JAMES VADEN NORTHCUTT,
MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared James Vaden Northcutt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Northcutt Custom Homes, LLC, a corporation, and that he, as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 10-28-2014

