Davidson County DEEDWARR
Recvd: 01/19/07 10:59 2 pgs
Fees:13.00 Taxes:366.30

20070119-0007817

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of January, 2007.

Notary Public

My Commission Expires: 10/10/09

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
LaJohnda Sparkman
613 Rockwood Dr.
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

086110B00600CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Estate of Carl Gerald Lillierose hereinafter referred to as Grantors, hereby transfers and conveys to LaJohnda Sparkman, unmarried, hereinafter referred to as 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 Unit No. 3, Building 5, in Raintree Village (a condominium) created under Chapter 27, Title 64, of the Tennessee code Annotated and as established by a Master Deed of record in Book 4753, page 140, Register's Office for said County, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office and as shown on the revised plat of Hermitage Woods Condominium apartments, phase 11 and 11-A, of record in Book 4860, pages 62-64, said Register's Office, to which reference is hereby made. Garage #5-3-G is a limited common element for the exclusive use of occupant of said unit.

Being the same property conveyed to Carl G. Lillierose and wife, Vivian E. Lillierose by warranty deed from June K. Rounsley, unmarried, of record in book 8701, page 791, Register's Office for Davidson County, Tennessee, dated August 11, 1992. Carl Gerald Lillierose having died testate on May 11, 2006, (predeceased by his wife, Vivian E. Lillierose) vesting the property in the Estate of Carl Gerald Lillierose by will of record in Probate No. 06P-1266, in the Seventh Circuit Court for Davidson County, Tennessee, Karen Lillierose King being named as the Co-Executor and the beneficiaries being, Susan P. Lillierose Grove, Karen Lillierose King and Steven D. Lillierose.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in book 4743, page 258 Book 4980, page 378, Book 5172, page 77 Book 6229, page 970, Book 10382, page 596 Instrument No. 200408260103606, said Register's Office.

Subject to all matters as set forth per Plat Book 4860, Pages 62, 63 and 64, Register's Office of said County.

261200995

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 613 Rockwood Dr., Hermitage, TN 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 10th day of January, 2007.

Karen Lillierose King
Karen Lillierose King, individually

Susan P. Lillierose Grove
By: Karen Lillierose King
Susan P. Lillierose Grove, individually
By: Karen Lillierose King, Attorney-in-Fact

Steven D. Lillierose
By: Karen Lillierose King
Steven D. Lillierose by: Karen Lillierose King, Attorney-in-Fact

Estate of Carl Gerald Lillierose

By: Karen Lillierose King
Karen Lillierose King, Co-Executor

Susan P. Lillierose Grove
By: Karen Lillierose King
Susan P. Lillierose Grove, Co-Executor
By: Karen Lillierose King, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Karen King*, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 1/10/2007.

My Commission Expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Karen Lillierose King, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, the **Attorney-in-Fact** of Susan P. Lillierose Grove and is authorized by her to execute this instrument as her free act and deed this 1/10/2007.

My Commission Expires:.

10/10/09

, Notary Public.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Karen Lillierose King, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, the **Attorney-in-Fact** of Steven D. Lillierose and is authorized by her to execute this instrument as her free act and deed this 1/10/2007.

My Commission Expires:.

10/10/09

, Notary Public.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

261200995

* INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF CARL GERALD LILLIEROSE