WARRANTY DEED



NOTARY PUBLIC
AT LARGE
Robert Ashley
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$220,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of May, 2007.

Notary Public
My Commission expires: 7-25-2009
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lakeshore, LLC	SAME	098-09-0-A-024.00CO
5605 Regatta Boulevard		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia G. Newman, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lakeshore, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 123 on the plan of Lake Shore, Phase I, of record in Book 6900, page 684, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia G. Newman, a single woman, by deed from James I. Wills and wife, Linda Wills, on July 7, 2004, of record in Instrument Number 20040709-0082093, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/18/07 10:42 2 pgs
Fees:13.00 Taxes:814.00
20070518-0059538

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 098-09-0-A-024.00CO.
- Subject to all matters as shown on the Plan of record in Book 6900, page 684, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7572, page 699, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7892, page 464; and Book 8709, page 424, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 8697, page 123; and Book 9984, page 652; and Book 9984, page 654; and Book 9984, page 656; and Book 10447, page 932, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5605 Regatta Boulevard, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 17, 2007.

Patricia G. Newman
Patricia G. Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia G. Newman,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 17, 2007

My commission expires 7-25-2009

Robert Ashley
Notary Public

ROBERT ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Robert Ashley
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