WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 35,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 20th DAY OF April, 2009

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 103 Lee Court, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois Abel	Same as new Owner	43-4A-47.00 & 48.00
805 & 809 Swinging Bridge Road		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED,WE, ***Lakewood R3, LLC***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Lois Abel***
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:

Property being known as 805 & 809 Swinging Bridge Road Old Hickory TN 37138 and being described as follows: Land in Davidson County, Tennessee, being Lots No. 47 & 85 on the Final Plat of River Landing, Section 1, Phase 1, of record in Instrument No. 200609180115492, Register's Office for said County, to which reference is made for a more complete description. Being the same property conveyed to Lakewood R3, LLC} by Warranty Deed from Charles Rhoten d/b/a Rhoten Development dated 10/27/05 filed for record on 12/5/05 of record in Inst. No. 200512050145703, said Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is: Unimproved (x)
Improved ( ) Property, known as **805 & 809 Swinging Bridge Road, Old Hickory, TN 37138**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 20th day of April, 2009.

Lakewood R3, LLC
By:
Bob L. Rymer, Chief Manager

BILL GARRETT, Davidson County
Trans:T20090027234 DEEDWARR
Recvd: 04/27/09 08:15 2 pgs
Fees:13.00 Taxes:129.50
20090427-0037393

STATE OF TENNESSEE
COUNTY OF Bradley

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob L. Rymer 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 20th day of April, 2009.

Commission Expires: 3-21-11 Brenda H Brown
Notary Public

BRENDA H. BROWN STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, Bob L Rymer, a Notary Public within and for the State and County aforesaid personally appeared Bob L. Rymer, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of the Lakewood/R3, LLC, the within named bargainor, and Limited Liability Company, and that he as such Chief Manager, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said Bob L. Rymer as such Chief Manager.

Witness my hand and official seal at office on this the 20th day of April, 2009.

My commission expires: 3-21-11 Brenda H Brown
Notary Public

BRENDA H. BROWN STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____ day of _____, _____.

My commission expires: _____

_____
Notary Public