BILL GARRETT, Davidson County
Trans:T20090035191 DEEDWARR
Recvd: 05/28/09 14:39 3 pgs
Fees:18.00 Taxes:703.00
20090528-0049137

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
BLACKJACK COVE, LLC
200 Riverside Drive
Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 053080A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETY THOUSAND AND NO/100 ($190,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **THEODORA D. GAMMANS**, a singe person, have this day bargained and sold and by these presents do hereby transfer and convey unto **BLACKJACK COVE, LLC**, its successors and assigns, the following described lot or parcel of land in Davidson County, Tennessee, as follows:

BEING Unit NO. 2101 of LAKESHORE POINTE CONDOMINIUMS, PHASE ONE, created under Title 66, Chapter 27, Section 101, et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed of Lakeshore Pointe Condominiums of record in Book 11053, page 748, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the plat of Lakeshore Pointe Condominiums, Phase One, of records in Plat Book 9700, page 704, said Register's Office for a more complete identification and description of said Unit.

BEING the same property conveyed to Theodora D. Gammans by deed from James Stephen Webb dated June 30, 2006 and of record as Instrument No. 20060707-0081482 Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to Master Deed of record in Book 11053, page 690, and plan of record in Book 9700, page 704, Register's Office of Sumner County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2009 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lots or parcels of land, unto the said **GRANTEE**, its heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 19th day of May, 2009.

Theodora D. Gammans
THEODORA D. GAMMANS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THEODORA D. GAMMANS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 19 day of May, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$190,000.00**, which amount is equal to or greater

than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 19 day of May, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012