NEW OWNER:

LORETTA M. RONEY, TRUSTEE
3911 DODSON CHAPEL ROAD, UNIT 3
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 09-0695

Map 06
Group 14-0-C
Parcel 003.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20090042265 DEEDWARR
Recvd: 06/24/09 15:02 3 pgs
Fees:18.00 Taxes:536.50
20090624-0058846

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Five Thousand and 00/100 Dollars ($145,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CAROL ARVIN, RANDALL ROMANS, and WAYNE ROMANS BURKHART** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **LORETTA M. RONEY, TRUSTEE OF THE LORETTA RONEY LIVING TRUST UAD 8/5/05**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 3 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument #20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Arvin, Randall Romans, and Wayne Romans Burkhart, by Quitclaim Deed from Terry Keith Collier, Trustee of the Luther Collier Revocable Living Trust Agreement dated 11/3/95, and recorded in Instrument Number 20080327-0030942, said Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat as contained in Master Deed of record at Instrument #20011005-0108857, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of June, 2009.

CAROL ARVIN

RANDALL ROMANS
BY: CAROL ARVIN Attorney in Fact by Power of Attorney
as recorded in Instrument # 20090624-0058844

WAYNE ROMANS BURKHART,
BY: CAROL ARVIN Attorney in Fact by Power of Attorney
as recorded in Instrument # 20090624-0058845

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CAROL ARVIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of June, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRAYLOR II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CAROL ARVIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **RANDALL ROMANS** the within-named bargainor, as the free act and deed of the said **RANDALL ROMANS.**

WITNESS my hand and official seal at office, this 22nd day of June, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TREGSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CAROL ARVIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **WAYNE ROMANS BURKHART** the within-named bargainor, as the free act and deed of the said **WAYNE ROMANS BURKHART.**

WITNESS my hand and official seal at office, this 22nd day of June, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TREGSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$145,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of June, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TREGSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY