THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040274** BILL GARRETT, Davidson County Trans:T20100033857 DEEDWARR Recvd: 06/03/10 15:43 2 pgs Fees:13.00 Taxes:1924.00 20100603-0043200	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00 Affiant Subscribed and sworn to before me, this 28th day of May, 2010. Notary Public My Commission Expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cris L. Lacy	Farmington Financial Group LLC	Tax Parcel ID No.
4901 Roselawn Circle	1912 21st Ave S	145-03-0
Nashville TN 37215	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaun A. Shankel and Erin C. Shankel, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cris L. Lacy, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Roselawn Estates of record in Plat Book 2900, Page 86, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2, which is a corner lot, fronts 207.4 feet on the southerly margin of Tyne Boulevard and fronts 162.5 feet on the westerly margin of Roselawn Circle, said frontages being joined by a curve having a length of 39.27 feet, and extends back 232.4 feet on the southerly line and 187.5 feet on the westerly line to a point of intersection.

Being the same property conveyed to Shaun A. Shankel and Erin C. Shankel, husband and wife by deed from Frank Jankowski and wife, Patricia J. Jankowski of record as Instrument No. 20051117-0138882, in the Register's Office for Davidson County, Tennessee, dated January 15, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (3), (6), and (7 unless a satisfactory survey and inspection of the premises is made:
Rights of claims and parties in possession not shown by the Public Records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
Taxes or special assessments which are not shown as existing liens by the Public Records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year of 2010 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 2900, Page 86, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 3067, Page 362, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4901 Roselawn Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2010.

Shaun A. Shankel

Erin C. Shankel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun A. Shankel and Erin C. Shankel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2010.

Notary Public

My Commission Expires: _____

