WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Carolyn M. Lott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES 12-21-2011
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT B. LOTT	SAME	MAP 34-07 A PAR 140.00 CO
(NAME)	(NAME)	
137 HARBOR VILLAGE DRIVE		
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(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, **SANDRA A. SIKES, by and through Van McCormack, Attorney in Fact, and DONNA B. CAWTHON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT B. LOTT, and wife, CAROLYN M. LOTT**, 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:

Situated in Davidson County, Tennessee, being Lot No. 120 of the Townhomes Property line, exhibit on the Plan of Harbor Village, Phase IV, a Horizontal Property Regime with private elements according to the Declaration of Covenants of the plat attached thereto in Instrument No. 20030723-0102986, which revives and amends Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to SANDRA A. SIKES and DONNA B. CAWTHON as joint tenants with right of survivorship by deed of record in Instrument No. 20040204-0013704, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

Van McCormack executes this instrument as Attorney in Fact for Sandra A. Sikes pursuant to Limited Power of Attorney of record in Instrument No. 20100723-0057991, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 137 HARBOR VILLAGE DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 July, 2010.

Donna B. Cawthon
DONNA B. CAWTHON

Sandra A. Sikes
SANDRA A. SIKES

Van McCormack
BY: VAN McCORMACK, ATTORNEY IN FACT

BILL GARRETT, Davidson County
Trans: T20100045262 DEEDWARR
Recvd: 07/23/10 14:51 2 pgs
Fees: 13.00 Taxes: 518.00

20100723-0057992

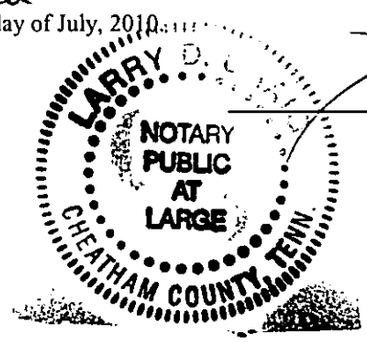
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, DONNA B. CAWTHON the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 20th day of July, 2010.

Commission expires: 12-21-2011



Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, VAN McCORMACK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained and further acknowledged that she is the attorney in fact for SANDRA A. SIKES and is authorized by SANDRA A. SIKES to execute this instrument on her behalf.

Witness m hand on this the 20th day of July, 20 10.

My commission expires: 12-21-2011

