WARRANTY DEED

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 634,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/06/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Darrell Denson	Same As New Owner	054-09-A-8.00 CO
(NAME) 3033 Lakeshore Drive	(NAME)	
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS)	
(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, **Paul Failor and wife, Danielle Failor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Darrell Denson**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 8, on the Final Plat, Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of LakeMeade, Phase II, as shown by plat appearing of record in Instrument No. 20040903-0106917, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Paul Failor and wife, Danielle Failor, by Warranty Deed from Victor M. Consulo and wife, April Consulo, dated July 12, 2006, of record in Instrument No. 20060801-0093340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Instrument No. 20040903-0106917: Easements of record in Book 5793, page 965; Book 7346, page 967 and Book 1217, page 674; Charter of Lakeshore Pointe Homeowner's Association of record in Book 11053, page 747 and Restrictions of record in Book 11053, page 690, and Instrument No. 20040903-0106869, all Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3033 Lakeshore Drive, Old Hickory, Tennessee 37138
(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.

BILL GARRETT, Davidson County
Trans:T20110016698 DEEDWARR
Recvd: 03/22/11 09:07 2 pgs
Fees:13.00 Taxes:2345.80
20110322-0022194

Witness my hand this 3rd day of March, 2011.

Paul Failor

Danielle Failor

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Paul Failor and Danielle Failor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Fayetteville, North Carolina, this 3rd day of March, 2011.

PATRICK M MCINROY NOTARY PUBLIC CUMBERLAND COUNTY, NC My Comm. Expires Sept. 16, 2012

Notary Public

My commission expires: Sept.