Davidson County DEEDWARR
Recvd: 10/10/11 09:27 3 pgs
Fees:18.00 Taxes:485.44
20111010-0078436

After Recording Return To:

Prepared:
Nancy Webber, Esquire for
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

Map & Parcel:
029-00-0-136

WARRANTY DEED

Property Owner:
Timothy B. Lackey
4071 Grays Point Road
Joelton, TN 37080

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 30 day of Sept, 2011, between GARY WADE LACKEY and wife, PHYLLIS C. LACKEY, residing at 4071 Grays Pt Rd Joelton TN. 37080, **GRANTORS**, and TIMOTHY B. LACKEY, a married man, residing at 4071 Grays Point Road, Joelton, TN 37080, **GRANTEE**.

WITNESSETH:

That Grantors, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises of real property to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 14TH CIVIL DISTRICT, OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY STEVE DRAPER, SURVEYOR, DATED FEBRUARY 14, 1964, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GRAYS POINT ROAD, SAID POINT BEING 140 FEET EASTERLY OF THE INTERSECTION OF GRAYS POINT ROAD AND KRAFT DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF GRAYS POINT ROAD, SOUTH 81 DEGREES 45' EAST 166 FEET TO A POINT; THENCE SOUTH 8 DEGREES 15' WEST 255 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO BIGGS IN BOOK 3217, PAGE 513; THENCE WITH BIGGS' LINES, NORTH 87 DEGREES WEST 166 FEET TO AN IRON PIN; THENCE NORTH 8 DEGREES 15' EAST 270 FEET TO THE POINT OF BEGINNING, CONTAINING ONE ACRE, MORE OR LESS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO GARY WADE LACKEY AND WIFE, PHYLLIS C. LACKEY BY DEED FROM RAY K. BINNION AND WIFE, MARY M. BINNION, RECORDED 09/05/1978 IN BOOK 5333, PAGE 634, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4071 Grays Point Road, Joelton, TN 37080
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, his successors and assigns,

forever. Grantors, for themselves and their heirs, executors and administrators, do hereby covenant with Grantee, his heirs and assigns, that (i) Grantors are lawfully seized in fee simple of the above described premises of real property, (ii) Grantors have full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantors will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

IN WITNESS WHEREOF, this Grantors have hereunto set a hand and seal on this the date first above written.

Gary Wade Lackey
GARY WADE LACKEY

Phyllis C. Lackey
PHYLLIS C. LACKEY

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

On this 30 day of SEPT, 2011, before me personally appeared GARY WADE LACKEY and PHYLLIS C. LACKEY, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

Kaye Gray
NOTARY PUBLIC

KAYE GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 3/3/2015

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is One Hundred Thirty One Thousand Two Hundred and 00/100 Dollars ($131,200.00).

Gary Wade Lackey
GARY WADE LACKEY

Phyllis C. Lackey
PHYLLIS C. LACKEY

Subscribed and sworn to before me this the 30 day of SEPT, 2011.

Kaye Gray
NOTARY PUBLIC

KAYE GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 3/3/2015

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

True Copy Certification

I, Jennifer DeSimone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer DeSimone
Signature

State of Pennsylvania

County of Chester

Personally appeared before me, Kimberly F. Heit, a notary public for this county and state, Jennifer DeSimone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/29/14
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIMBERLY F. HEIT, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires August 29, 2014