Prepared by:
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Davidson County DEEDWARR
Recvd: 10/13/11 15:56 4 pgs
Fees:23.00 Taxes:196.10
20111013-0079893

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October 2011

Notary Public
My commission expires: January 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brenda Fowler 511 Jones St. Unit F2 Old Hickory TN 37138	Same	044110A60200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James C. Reedy and wife Marlene R. Reedy hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brenda Fowler hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. F-2 of Lakeside Retirement Village Condominiums, a horizontal property regime and described in a Master Deed recorded in Book 7977, page 92 and re-recorded in Book 8164, page 151 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record attached as Exhibit to the Master Deed The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lakeside Retirement Village Condominiums contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James C. Reedy and wife, Marlene R. Reedy by deed from Robert W. Mashburn of record in Instrument No. 20050509-0052107, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation,

easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 7977 Page 92 and re-recorded in Book 8164, page 151, Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Lakeside Retirement Village Condominiums and recorded in Book 7977 Page 92 and re-recorded in Book 8164, page 151, Register's Office for said county. 3) Charter for Lakeside Retirement Village Condo Association of record in Book 7876 Page 460

This property is improved property known as 511 Jones St. Unit F2, Old Hickory, Tennessee 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 7th day of October, 2011.

James C. Reedy

Marlene R. Reedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Reedy and Marlene R. Reedy, the bargainor(s), 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 Brentwood, Tennessee, this 7th day of October, 2011.

Sheri Prow Parsons
Notary Public

My Commission expires: January 23, 2012

FILE NO: 06912

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Rosemary L Smithson
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

