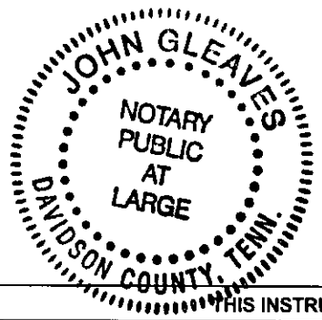
WARRANTY DEED



R-BD-12-511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Raymond A. Elder
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond A. Elder	Same	
511 Jones Pointe, #E1 (ADDRESS)	(NAME) (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	044-11-A-501.00C0

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROSLYN M. SANDEL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAYMOND A. ELDER AND WIFE, LYNN J. ELDER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. E-1 AS SHOWN ON EXHIBIT A TO THE MASTER DEED FOR LAKESIDE RETIREMENT VILLAGE CONDOMINIUMS, AS OF RECORD IN BOOK 7876, PAGE 460, RE-RECORDED IN BOOK 8164, PAGE 151, REGISTER'S OFFICE OR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROSLYN M. SANDEL, MARRIED BY QUITCLAIM DEED FROM ROSLYN M. SANDEL, WAYNE SHANDS AND WIFE SHARRON SHANDS OF RECORD IN INSTRUMENT 200409100109644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 9, 2004. AND BEING THE SAME PROPERTY CONVEYED TO ROSLYN M. SANDEL, WAYNE SHANDS AND WIFE SHARON SHANDS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JAMES ROY FULLER AND WIFE NINA S. FULLER OF RECORD IN BOOK 11356, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 22, 1999. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 7977,PAGE 92, RE-RECORDED IN BOOK 8164, PAGE 151; BOOK 7876, PAGE 460; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 511 Jones Pointe, #E1, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20120038739 DEEDWARR
Recvd: 05/25/12 15:13 2 pgs
Fees:13.00 Taxes:240.50



20120525-0045672

Witness my/our hand(s) this 24th day of May, 2012.

Roslyn M. Sandel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roslyn M. Sandel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903