WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $42,000.00

Affiant

Subscribed and Sworn to before me, this 18th day of June, 2012.

Notary Public

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Shams Properties, LLC 5932 Mt. View Rd Antioch TN 37013	SAME	15000013600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sarah Lee Parker, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Shams Properties, LLC**, 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, to-wit:

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, bounded on the south by Hamilton Church Road, west by Parker and Edison Park subdivision, north by the Nature Conservancy, west by Tentatati ,

J.T. Flaugher, Trustee, McIntosh, and Painter Cemetery, being more particularly described as follows:

Beginning at a point on the northerly margin of Hamilton Church Road at the southeasterly corner of Parker as recorded in Deed Book 7683 page 585 and southwest corner of Painter Cemetery, lying at the approximate center of the old road; thence,

Along the margin of Hamilton Church Road N 62 deg 50' W 137.05 feet; N 67 deg 50' W 94.00 feet; thence,

Leaving the road along a new line with Parker's house lot N 23 deg 36' E passing through an iron rod at 7.0 feet, continuing along the east side of the fence, in all 241.00 feet to an iron rod at a fence corner; continuing with Parker approximately along the original lines as recorded in Deed Book 7683 page 585, N 22 deg 20' E 433.00 feet to an iron rod ; N 01 deg 40' E 346.00 feet to an iron rod; N 88 deg 20' W 98.00 feet to an iron rod on the original westerly boundary with Edison Park subdivision; thence,

Along the original westerly deed lines as recorded in Deed Book 7683 page 585 N 14 deg W 428.75 feet, more or less; N 06 deg 40' W 383 feet to the original northwest corner; thence,

Along the original northerly deed line with the Nature Conservancy tract S 86 deg E 612 feet; continuing along the original deed lines as surveyed by Barge, Waggoner,

BILL GARRETT, Davidson County
Trans:T20120047790 DEEDWARR
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Fees:13.00 Taxes:155.40
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and Sumner in 1962, S 00 deg 55' W 629 feet; N 69 deg W 233 feet; S 02 deg 30' W 1073 feet to an iron rod at the northeast corner of Painter Cemetery; thence,

Along the fence with Painter Cemetery N 82 deg 02' W 118.00 feet to an iron rod at a fence post corner; S 09 deg 04' W, passing through an iron rod at a twin post oak fence corner at 216.6 feet, in all 223.60 feet to the beginning , containing 13.1 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated June 4 , 2012.

Being the same property conveyed to Sarah Lee Parker by deed from The Estate of Lora Pearl Haralson by James H. Haralson, Executor, of record in Book 6468, page 556, and re-recorded in Book 7693, page 585, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

This is (x) improved ( ) unimproved property known as 3490 Hamilton Church Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 18th day of June, 2012.

Sarah L. Parker

Sarah Lee Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Sarah Lee Parker** the within named bargainor, with whom I am personally acquainted (or proved to me 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 at Brentwood, Tennessee, this 18th day of June, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY