Box 29

BILL GARRETT, Davidson County
Trans:T20120055942 DEEDWARR
Recvd: 07/30/12 15:50 2 pgs
Fees:13.00 Taxes:81.40
20120730-0067171

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2012.

Notary Public
MY COMMISSION EXPIRES:
File No. G12-4968D

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shirley A. Watkins (NAME)	Shirley A. Watkins (NAME)	49-1-B-15CO
533 Cherry Grove Lane (STREET ADDRESS)	716 Ringgold Drive (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **L & C Development, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shirley A. Watkins,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 9 on the plan of CHERRY GROVE, PHASE 1B, as shown by plat of record in Instrument No. 20060927-0119685, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to L & C Development, Inc. from Country Maid Farms, Inc. a Tennessee Corporation, by Deed dated December 21, 2007, as Instrument No. 20071228-0148372, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20060927-0119685, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 20050921-0113595, and Instrument No. 20091218-0115434, Register's Office for Davidson County, Tennessee.

4. Temporary Cul-de-sac Easement as recorded in Instrument No. 20040610-0068654, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Instrument No. 20100826-0067726, Register's Office for Davidson County, Tennessee.

6. Easements for sanitary sewers/storm drainage as recorded in Book 5156, page 454, and Book 5156, page 457, Register's Office for Davidson County, Tennessee.

7. Road Way Easement as recorded in Book 1261, page 440, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement as recorded in Instrument No. 20041213-0147647, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to Homeowner's Association of record in Instrument No. 20090504-0040404, Register's Office for Davidson County, Tennessee.

10. Right of Way Easements as recorded in Book 8635, page 24, and Book 8672, page 168, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 533 Cherry Grove Lane, Whites Creek, TN 37189.

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. 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 my/our hand(s) this 23rd day of July, 2012.

L & C DEVELOPMENT, INC.

By: x Beverly Thompson
Beverly Thompson, President

July 23, 2012
Date

AKA x Jean O. Thompson
Jean O. Thompson

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Beverly Thompson*, President for L & C Development, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of July, 2012.

* (aka Jean O. Thompson)

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066