WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $80,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF SEPTEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/6/13

REBECCA T. GARL... NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Mail
Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04781 SHOCKLEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rada G. Shockley	New American Mtg	06002008200
3056 Richmond Hill Drive	841 Seahawk Circle	
Nashville, TN 37207	Virginia Beach VA 23452	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE FLOY LAKE REVOCABLE LIVING TRUST, LARRY N. LAKE, SUCCESSOR TRUSTEE, AND THE LARRY N. LAKE REVOCABLE LIVING TRUST, LARRY N. LAKE, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RADA G. SHOCKLEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 3056 Richmond Hill Drive, Nashville, TN 37207

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/or 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/or 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 hand on the 14th day of September, 2012.

The Floy Lake Revocable Living Trust

BY: Successor Trustee
Larry N. Lake, Successor Trustee

The Larry N. Lake Revocable Living Trust

BY: Trustee
Larry N. Lake, Trustee

BILL GARRETT, Davidson County
Trans:T20120073199 DEEDWARR
Recvd: 09/27/12 15:16 2 pgs
Fees:13.00 Taxes:297.85
20120927-0088250

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Larry N. Lake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Successor Trustee of THE FLOY LAKE REVOCABLE LIVING TRUST and Trustee of THE LARRY N. LAKE REVOCABLE LIVING TRUST, the within named bargainors, trusts, and that Larry N. Lake, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of September, 2012.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 6, PARKWOOD ESTATES, SECTION 1, as shown on plat of record in Plat Book 2900, Pages 119 and 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jesse K. Agee and wife, Inez J. Agee to Noel Chester Lake and wife, Floy Ann Lake as recorded on the 4th day of August, 1970 in Deed Book 4436, Page 192; Quitclaim Deed from Floy Ann Lake to Floy Ann Lake and Larry Noel Lake, both unmarried person, as joint tenants as recorded on the 11th day of September, 2000 in Instrument No. 20000911-0089439; Quit Claim Deed from Larry N. Lake to "The Larry N. Lake Revocable Living Trust" as recorded on the 2nd day of April, 2004 in Instrument No. 20040402-0037067 and Quit Claim Deed from Floy Lake to "The Floy Lake Revocable Living Trust" as recorded on the 2nd day day of April, 2004 in Instrument No. 20040402-0037069, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKWOOD ESTATES, SECTION 1, as recorded in Plat Book 2900, Page(s) 119 and 120, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3136, Page 52 and amended in Book 3253, Page 591 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Dedication of Easement for Sanitary Sewers/Storm Drainage as set forth in instrument recorded in Book 11472, Page 960.