THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed before me this 15th day of May, 2013.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/22/13 10:17 2 pgs
Fees:13.00 Taxes:1110.00
20130522-0051561

Address of Owners	Address of Property	Send Tax Bills To	Map/Parcel Nos.
William L. Lawhorn, Jr. and Karen A. Lawhorn	4400 Belmont Park Terrace #121	Owner	
8259 Kimbrough Woods Cove			131-03-0A-121.00 CO
Germantown, TN 38139	Nashville, TN 37215		131-03-0A-121.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 ($300,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Benjamin A. Ferrell and wife, Georgia Y. Ferrell,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **William L. Lawhorn, Jr. and wife, Karen A. Lawhorn,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Building Site No. 121 on the Plan of Arden Place, Section One, of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Benjamin A. Ferrell and wife, Georgia Y. Ferrell, by Warranty Deed, from Heather M. Marabeti and husband, William Pinkston, dated June 23, 2008, of record in Instrument # 20080702-0068593, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Taxes for the year 2013 a lien not yet due and payable.
2. The Plan of Record in Book 4675, Page 29, said Register's Office.
3. Common Area of record in Book 4758, Page 223, said Register's Office.
4. HOA Charter of record in Book 4749, Page 634, said Register's Office.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4754, Page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5514, Page 636, Instrument # 20070816- 0098235, said Register's

Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of May, 2013.

Benjamin A. Ferrell

Georgia Y. Ferrell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Benjamin A. Ferrell and wife, Georgia Y. Ferrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 15th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 6.24.2017

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV, the acknowledges that this certification of an electronic document is true and correct and whose signature he has witnessed.

Notary's Signature
My Commission Expires: 30 March 2015
Notary Seal (if on paper)

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30 MARCH 2015