WARRANTY DEED

The actual consideration or value for this transfer is $ 250,000.00

Velda M. Walsh
AFFIANT

STATE OF NORTH CAROLINA }
COUNTY OF Forsyth }

SWORN TO AND SUBSCRIBED before me this 13 day of April, 2016.

NOTARY PUBLIC
My Commission Expires 9-19-2019

RICKY F FRONEBERGER
Notary Public
Forsyth County
State of North Carolina
My Commission Expires 9-19-2019

BILL GARRETT, Davidson County
Trans: T20160031529 DEEDQC
Recvd: 04/18/16 14:26 2 pgs
Fees: 13.00 Taxes: 925.00

20160418-0037260

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MERILEE ROSE ANDERTON, TRUST 2125 Lakeshore Drive, Unit 2125 Old Hickory, Tennessee 37138	New Owner	053 08 0A / 012.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MERILEE ROSE ANDERTON, TRUST, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The VELDA M. WALSH REVOCABLE TRUST, u/a/d August 17, 2006, Velda M. Walsh, Trustee, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

The MERILEE ROSE ANDERTON, TRUST, u/a/d July 25, 2011, Craig D. Anderton, Trustee, the GRANTEE herein, its heirs successors and assigns, in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being unit number 2125 on the plan of Phase One, Lakeshore Pointe Condominiums, of record in Book 9700, page 704, Register's Office for Davidson County, to which said plan reference is hereby made for a more accurate and complete description of said Lot.

Being all the same property conveyed to Velda M. Walsh Trustee of the Velda M. Walsh Revocable Trust dated August 17, 2006 by deed from Velda Walsh, individually, dated April 15, 2012 and of record as Instrument #20130726-0077588, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, its heirs successors and assigns, forever. We do covenant with the said GRANTEE 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. We do further covenant and bind ourselves, our heirs successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

2016 Property taxes which shall be prorated and assumed by Grantee.
Any and all matters appearing on the Plan of Lakeshore Point Condominiums as shown of record in Book 9700, page 704, Register's Office for Davidson County, Tennessee. Master Deed and By-laws appearing of record in Book

11053, page 690, said Register's Office, HomeOwner's Association Charter shown of record in Book 10353, page 830, and Book 11053, page 747.

This is improved property known as: 2125 Lakeshore Drive, Unit 2125, Old Hickory, TN 37138.

Witness our hands this 13 day of April, 2016.

VELDA M. WALSH REVOCABLE TRUST

By: Velda M. Walsh
Velda M. Walsh, Trustee

STATE OF NC }
COUNTY OF Forsyth }

Personally appeared before me, Ricky F Froneberger, a Notary Public in and for said County and State, the within named VELDA M. WALSH, TRUSTEE for The VELDA M. WALSH REVOCABLE TRUST the bargainor(s), 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 by signing the name of The VELDA M. WALSH REVOCABLE TRUST by herself as such Trustee.

Witness my hand and official seal at Lewisville, North Carolina this 13 day of April, 2016.

NOTARY PUBLIC
My Commission Expires: 9-19-2019

RICKY F FRONEBERGER
Notary Public
Forsyth County
State of North Carolina
My Commission Expires 9-19-2019