03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 15th day of October, 2009

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Ronald Shelton	New Owner	147-14
(NAME)	(NAME)	(MAP)
606 Watsonwood Drive		35.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Linda M. Ruf, Trustee of the Linda M. Ruf Revocable Living Trust, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ryan Ronald Shelton and spouse, Megan Cherie Shelton, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 229, on the Plan of Whispering Hills, Section II-A, of record in Plat Book 2331, page 132, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Linda M. Ruf, by deed dated August 14, 1986, from James L. Cannon, unmarried, of record in Book 6958, page 441, and further conveyed to Linda M. Ruf, Trustee of the Linda M. Ruf Revocable Living Trust, by deed dated August 30, 2006, from Linda M. Ruf, of record in Instrument No. 20061213-0153743, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 606 Watsonwood Drive, Nashville, Tennessee 37211

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. 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.

BILL GARRETT, Davidson County
Trans:T20090071348 DEEDWARR
Recvd: 10/20/09 14:19 2 pgs
Fees:13.00 Taxes:444.00
20091020-0096947

Witness my/our hand(s) this 15th day of October, 2009.

Jean L. Whitehead, Successor Trustee
of The Linda M. Ruf Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jean L. Whitehead, Successor Trustee with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Successor Trustee of The Linda M. Ruf Revocable Living Trust, the within named bargainor, a Trust, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Jean L. Whitehead, as such Successor Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of October 2009.

Notary Public

My commission expires _____

