(4)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00 Carol McArthur Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of January, 2011 Notary Public MY COMMISSION EXPIRES: 12-06-2011 (AFFIX SEAL)

J. SUSAN DUNN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis L. West and Jamie E. West	Dennis L. West	05315003600
(NAME) 680 Kingsway Dr	(NAME) 680 Kingsway Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Donna L. Shutt**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis L. West and Jamie E. West**, husband and wife 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. 31, on the plan of King Court, Section Four, of record in Plat Book 9700, page 111 and amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James W. Shutt and wife, Donna L. Shutt by Warranty Deed from Larry Powell Builders, Inc., dated October 25, 1996 and recorded in Book 10240, page 608, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Winfred Shutt (AKA: James W. Shutt) and Donna Louise Shutt (AKA: Donna L Shutt) by virtue of a Marital Dissolution Agreement as tenants in common establishing a 50 percent ownership interest to each said party which has not been recorded. James W. Shutt having since died on July 12, 2009 leaving James Jacob Shutt and Sharlene Shutt as his only heirs at law as noted in an Affidavit of Heirship filed for record as instrument no. 20110127000 7457. James Jacob Shutt and Sharlene Shutt having since conveyed any and all of their interest to said property over to Donna L. Shutt by virtue of a Quitclaim Deed establishing Donna L Shutt as sole owner of said property in instrument no. 20110127000 7458 and instrument no. 20110127000 7459, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20110005349 DEEDWARR
Recvd: 01/27/11 09:01 2 pgs
Fees: 13.00 Taxes: 440.30
20110127-0007460

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 680 Kingsway Dr, Old Hickory, TN 37138

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, has 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.

Witness our hands this **21st** day of **January, 2011**

Donna L. Shutt

Donna L. Shutt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Donna L. Shutt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **January, 2011**

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES November 7, 2011

My commission expires: _____