WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 31st day of May, 2011

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20110032415 DEEDWARR
Recvd: 06/01/11 11:04 2 pgs
Fees:13.00 Taxes:1735.30
20110601-0041680

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
Jonathan Ryan Shelton	Avenue Bank	104·16-H
(NAME)	(NAME)	(MAP)
1919 Ashwood Avenue	3823 Cleghorn Ave	1.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Nashville TN 37215	
(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, Steven W. Frantz, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jonathan Ryan Shelton, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. A of 20th Townhomes, a Horizontal Property Regime located on Ashwood Avenue, in Nashville, TN, together with Easements as shown in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 20th Townhomes, recorded in Instrument No. 20061005-0123865, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20061005-0123865, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 20th Townhomes, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20061005-0123865, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Steven W. Frantz by deed dated November 15, 2007, from Bradley W. Whitfield, unmarried, of record in Instrument No. 20071119-0135108, 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: 1919 Ashwood Avenue, Nashville, Tennessee 37212

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.

Witness my/our hand(s) this 31st day of May, 2011.

Steven W. Frantz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Steven W. Frantz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of May, 2011.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7-5-2011