Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110032574 DEEDWARR
Recvd: 06/01/11 15:16 2 pgs
Fees:13.00 Taxes:687.83
20110601-0041863

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2011 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MARK DUNN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
David Shulstad and Vicki M. Shulstad	New Owner	128-14-28.00
(NAME)	(NAME)	
337 Cross Timbers Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Mark Williams and Cathy M. Williams**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Shulstad and Vicki M. Shulstad**, 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. 105, Harpeth Park, Section two, as shown on Plat of record in Plat **Book 3700, Page 58,** in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Williams and Cathy M. Williams, husband and wife, by Warranty Deed from Michael A. Trigiani, married dated May 21, 2009 and recorded in Instrument no. 20090528-0048793, in the Register's Office of Davidson County, Tennessee.

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 337 Cross Timbers Drive, Nashville, TN 37221

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 **31st** day of **May, 2011**

Mark Williams

Cathy M. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Mark Williams and Cathy M. Williams**, 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 **31st** day of **May, 2011**

Notary Public

My commission expires: 7/3/11

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON