NAME AND ADDRESS OF NEW OWNER:
David V. Waldron
125A River Rock Boulevard
Murfreesboro, Tennessee 37128

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 12002014200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Bonnie Bomar Shanteau** (formerly Bonnie Bomar) and husband, **Thomas E. Shanteau**, have this day bargained and sold and do hereby transfer and convey unto David V. Waldron, married, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot No. 71 on the Plan of Stardust Acres, according to survey and plat of same appearing of record in Plat Book 1424, page 92, of the Register's Office of ~~Rutherford~~ * County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> * DAVIDSON
>
> Being the same property conveyed to Bonnie Bomar by deed from David E. Adcock, II appearing of record in Instrument No. 20080710-0070803, of the Register's Office of Davidson County, Tennessee. Bonnie Bomar has since married Thomas E. Shanteau and is now known as Bonnie Bomar Shanteau.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 1331 Mars Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2011 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Thomas E. Shanteau, spouse of Bonnie Bomar Shanteau, joins in the execution of this instrument in order to convey any interest he may have in the subject property.

BILL GARRETT, Davidson County
Trans:T20110070470 DEEDWARR
Recvd: 11/08/11 10:51 2 pgs
Fees:13.00 Taxes:417.73
20111108-0087258

WITNESS OUR HANDS on this 4th day of November, 2011.

Bonnie Bomar Shanteau

Thomas E. Shanteau

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 4th day of November, 2011, before me personally appeared Bonnie Bomar Shanteau and husband, Thomas E. Shanteau, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 4th day of November, 2011.

Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$112,900.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 4th day of November, 2011.

Notary Public

My commission expires: 11/19/13

MR-11329