BILL GARRETT, Davidson County
Trans:T20120028236 DEEDWARR
Recvd: 04/18/12 13:38 3 pgs
Fees:18.00 Taxes:277.50
20120418-0033173

NEW OWNER IS AND SEND
TAX BILLS TO:
Chad Lautt, Trustee
P.O. Box 23096
Nashville, TN 37202-3096

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 072-03-0016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVENTY-FIVE THOUSAND AND NO/100 ($75,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **JOHN D. SHENK**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007**, his successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, described as follows:

BEING the westerly ½ of Lot No. 256 on the Plan of INGLEWOOD PLACE of record in Book 332, page 101, Register's Office for Davidson County, Tennessee described as follows:

Said part of said lot fronts 50 feet on the northerly side of Stratford Avenue and runs back between lines, 256.7 feet on the westerly line and 244.7 feet on the easterly line to a dead line on which it measures 52.7 feet.

Being the same property conveyed to Guadalupe Farfan and John D. Shenk by deed from Stephen M. Miller, Trustee by deed of record in Book 11259, page 238, Register's Office of Davidson County, Tennessee. By deed dated December 9, 1998 and of record as Instrument No. 20001227-0125994, Register's Office of Davidson County, Tennessee Guadalupe Farfan and Eduardo Farfan quitclaimed their interest to John D. Shenk.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations, and all visible easements and Restrictions referred to herein above.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

AND I, **MARY E. SHENK**, wife of the said John D. Shenk, do hereby join in this conveyance to **CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST**, his successors and assigns, for the purpose of conveying any right, title and interest, which I may have in the hereinabove described property by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS my hand this the 16th day of April, 2012.

JOHN D. SHENK

MARY E. SHENK

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN D. SHENK AND WIFE, MARY E. SHENK**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Gallatin, Tennessee, on this the 16th day of April, 2012.

NOTARY PUBLIC

P. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 1-26-2016

MY COMMISSION EXPIRES: _____

OAT H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Chad Lauth, Trustee
AFFIANT

SUBSCRIBED and sworn to before me, this the 16th day of April, 2012.

P. Kelly
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

P. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 1-26-2016