AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

File No.: ALW-12-5805

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Fossick and Ashley Fossick	Franklin Synergy Bank	171-8-B-11.00 CO
(NAME)	(NAME)	
5805 Cross Pointe Lane	3301 Aspen Grove Dr ste 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I, **SAM E. SHELBY, JR., EXECUTOR FOR THE ESTATE OF SAM E. SHELBY, SR.**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **THOMAS FOSSICK AND WIFE, ASHLEY FOSSICK**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 28, BRELAN PARK AT SADDLEWOOD, SECTION ONE, as shown on plat of record in Plat Book 7900, Page 532, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sam E. Shelby, Sr. by Warranty Deed from Harold T. Bryson and wife, Myrtle G. Bryson, dated September 15, 1995, of record in Deed Book 9798, Page 166, in the Register's Office of Davidson County, Tennessee.

Sam E. Shelby Sr. died on August 14, 2011. Pursuant to the Will of Sam E. Shelby, Sr., as filed for Petition for Probate in Docket No. 11P-1346 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Mary Madget Shelby (wife of Sam E. Shelby, Sr.) declined to reserve her right to occupy subject property and notified the Executor that she vacated the residence on or around September, 2011.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5805 Cross Pointe Lane, Brentwood, TN 37027
(House Number) (Street)

BILL GARRETT, Davidson County
Trans:T20120035706 DEEDWARR
Recvd: 05/15/12 13:17 2 pgs
Fees:13.00 Taxes:1071.15
20120515-0041969

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand this 3rd day of May, 2012.

Estate of Sam E. Shelby, Sr.

BY: EXECUTOR

Sam E. Shelby, Jr., Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of May, 2012, before me personally appeared Sam E. Shelby, Jr., Executor of the Sam E. Shelby, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 3rd day of May, 2012.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171