THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30510-03-2012** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Robert Anthony Shy, Martha P. Shy 4338 Estes Road Nashville, TN 37215	**Send Tax Bills To:** Farmington Financial Group 2002 Richard Jones Road Suite 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 130 080 14300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary L. Waltemath and wife, Luanne P. Waltemath**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Anthony Shy and Martha P. Shy, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4338 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2012.

Gary L. Waltemath

Luanne P. Waltemath

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gary L. Waltemath and Luanne P. Waltemath**, 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, at office, this 18th day of May, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120038261 DEEDWARR
Recvd: 05/24/12 11:17 2 pgs
Fees:13.00 Taxes:2109.00

20120524-0045097

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Parts of Lots 1, 2 and all of 3 of the Comptonwood Subdivision, of record in Book 6050, page 258, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary L. Waltemath and Luanne P. Waltemath, as tenants in common, by quitclaim deed dated June 4, 1998, from George E. Mudter, Jr., Trustee, of record in Book 10970, page 858, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 6050, page 258, Register's Office for Davidson County, Tennessee.